

1. Introduction	3
2. Summary Statistics	8
3. State of the City	12
4. Vision Themes	19
5. Challenges	23
6. Other Comments	29
7. Conclusions	33
Appendices	
A. Input Form Responses	2
A.1 State of the City	4
A.2 Vision Theme	14
A.3 Challenges	24
A.4 Other Comments	32
B. Table Notes	40



## I Introduction

Public outreach and dialogue is a central component of the comprehensive planning process. The Department of City Planning, lead agency for the update of Raleigh's Comprehensive Plan, has scheduled a variety of public input venues and forums to take place throughout the planning process. These include public workshops; smaller scale community meetings; stakeholder roundtables; and on-line public consultation. The centerpiece of the public outreach effort is a series of nine citywide public workshops held in three rounds of three. These workshops have been scheduled at key points of the overall planning process: early, while the vision is being developed; at the mid-point, as the effort moves from analysis to policy development; and at the three-quarters mark, to present a working draft of the plan. This report addresses the first round of public workshops, held on November 13 through 15, 2007.

All the citizens who took part in the workshops or completed input forms contributed their valuable time to be part of the Comprehensive Plan process. This report is intended to honor that commitment through a thorough and evenhanded analysis of the comments received.

### Purpose and Scope

"Vision" and "Values" were the focus of the first round of workshops. A vision statement plays a central role in the development of the plan, with a view to accomplishing three things: to assess where the City is today, to articulate where it should be in 2030, and to provide context and organization to the rest of the plan.

A draft vision statement was proposed and presented for feedback at the public workshops. The draft vision statement read as follows:

*Raleigh in 2030 is a City that:*

- *Values first and foremost development that provides economic prosperity, opportunity, and equity for all Raleigh residents.*
- *Embodies environmental conservation, energy efficiency, and sustainable development;*
- *Is a great place to live with distinctive and attractive neighborhoods, plentiful parks and green spaces, quality schools and educational opportunities, and a vibrant downtown.*

This vision statement was further elaborated upon by three themes:

#### 1. *Balanced Growth*

*Raleigh's downtown will be known for its vibrancy with a mix of residential, employment, government, shopping, dining, arts and entertainment venues, green spaces, and other public gathering places. The city will have healthy and safe older neighborhoods that have been conserved and enhanced through careful infill development that complements existing character and responds to natural features. Newly developed areas will be diverse communities including walkable neighborhoods with streets providing access to open space, community services, retail, and employment. Southeast and Southwest Raleigh*

*will be enhanced with high-quality housing, employment and retail opportunities that better serve existing and new residents. Development will be phased and balanced with available water, sewer, stormwater, transportation, and other community facilities and services.*

## **2. Innovation, Education, and Creativity**

*Raleigh will embrace and value diversity, tolerance, innovation, and equity so that there is a high quality of life for all residents. Raleigh will be nationally known for its cluster of high-tech research and development firms based on cooperative relationships between local universities, government, and private firms. Raleigh's skilled labor force will attract businesses that take advantage of the highly educated and technically oriented residents that in turn continue to fuel the development of quality residential and employment opportunities. Raleigh embrace the arts and creative expression, with nationally-regarded arts groups, performance spaces, and residents employed in creative occupations that enhance the quality of life of the city.*

## **3. Greenprint Raleigh**

*Raleigh will exhibit quality growth through more integrated land uses, alternative transportation modes, green building technologies and development practices, and open space and resource conservation. The city will achieve this through land management strategies that protect and enhance the environment and preserve water, air, and land resources. Raleigh is nationally recognized as a model green city. Individuals, institutions, businesses and government take positive steps to improve the environment by focusing on enhancing the natural environment in policies, decisions, and investments. Raleigh parks will continue to be nationally-recognized and are complemented by an expanded system of open and green areas that maximize ecological conservation, buffer waterways, and provide natural areas throughout the city.*

The first theme addresses future growth with a view that growth should benefit all parts of the City, be diverse in its forms so as to provide a wide variety of choice and experience, and not outstrip in capacity of local infrastructure. The second theme addresses the City's creative economy. The third addresses environmental quality and sustainability.

## **Workshop Format**

Workshops were held at three locations in Raleigh. The intent is to rotate venues throughout the City so that each major quadrant of Raleigh's geography hosts at least one, and possibly two, Comprehensive Plan workshops. Further, each round of public workshops will include at least one venue accessible to the transit-riding public. In Raleigh, that means a location within easy walking distance of the Moore Square Transit Station, where all bus lines converge; accordingly, each round will include one downtown venue. For this first round, the downtown venue was the Church of the Good Shepherd. The other two meetings were held in the northeast quadrant, at the North Raleigh Church of Christ; and in the southwest quadrant, and NCSU's McKimmon Center. The next round of workshops will be held in the northwest and southeast quadrants of the City.

The workshops were publicized widely in local news media, including print, radio, and television; as well as on the City's web site. Turnout for all the meetings, as discussed in the next chapter, was at or near planned capacity.

Each of the three workshops, while held at various locations around Raleigh, was citywide in scope and followed a standard format. Following introductions, a 20-minute presentation included an overview of existing conditions in the city based on analysis compiled as part of the background studies for the plan and was followed by an assessment of the State of the City today, followed by the draft vision and themes reproduced above. At the conclusion of the presentation, participants worked in facilitated small groups to explore what they heard in the presentation and their reactions to it. The discussion was organized around three questions:

1. Do you agree with the description of the state of Raleigh today, positive and negative?
2. Which of the three themes of the draft vision do you support the most or feel is more important? Why? What would you add?
3. What is the most pressing challenge that you would like to see the Comprehensive Plan address?

These questions were also included on an input form with additional space for participants to add other comments. The form also asked for respondents' zip codes, to determine the geographic coverage of workshop attendance. The goal of the workshops was to draw participants from around the City. Any obvious gaps in attendance will be help guide more concentrated outreach in the next round of public meetings.

Each facilitator guided the small groups through 20 minutes of discussion on each of the three questions, followed by a pause to allow participants time to fill in their input forms. In addition, a note taker was assigned to each table capture highlights of the group's discussion. Participants were also permitted to take their input forms home and mail, fax, or email them to the Department of City Planning. Approximately half of the input forms were received in this manner. The combination of the completed input forms and the table discussion notes constitutes the record on which this report is based.

At the end of the table discussions, a designated person from each table gave a brief report back to all the participants of that evening's meeting, highlighting key points from the small group discussion. This was followed by closing remarks by representatives from the Department of City Planning.

## **How the Input has been Compiled and Analyzed**

Input forms collected at the workshops and those received by mail, fax or email through the end of 2007 have been entered into a database. The database mirrors the free-form nature of the input form, but also includes some multiple choice variables such as whether the respondent generally agreed with the presentation on the State of Raleigh Today and whether they identified a particular vision theme as being most important. Zip codes were also entered into the database.

Following the data entry, the comments were analyzed to prepare this summary report. The responses to any question with a specific answer have been compiled into spreadsheets, while the long-form comments have been consolidated into text reports which group all the answers by question (i.e. all the answers to the first question are in one report, etc.).

The City Planning staff has read carefully through the participant responses for recurring themes, areas of agreement, and areas of contention. This analysis forms the basis of this summary report. The goal of this report is to fairly represent the public commentary and to use it to refine the vision for the city that will guide the development of the Comprehensive Plan. Quotes from input forms are also included give the reader a flavor of the nature of the public input responses. Anyone wishing to delve more deeply into participant responses may access the full record of these responses, which is included in the appendix to this report.

In addition, the Department of City Planning has generated a map from the zip code data to better understand the geographic coverage of the workshop participation, and to highlight areas with heavy rates of participation and those with low rates of participation. This map is presented and discussed in the next chapter.



## 2 Summary Statistics

### Total attendance

Overall attendance at the three November workshops was significant when taking into consideration this was the first official meeting to collect community input. In total approximately 330 citizens participated. There were 135 citizens in attendance on the first of the round one workshops, which took place in the downtown Raleigh. One hundred citizens partook in the second day of the round one workshops, which were held in the southwest quadrant of the City. Finally, 95 participants engaged in the third and final day of the round one workshops. The final workshop was held in the northeast quadrant.

### Input forms received

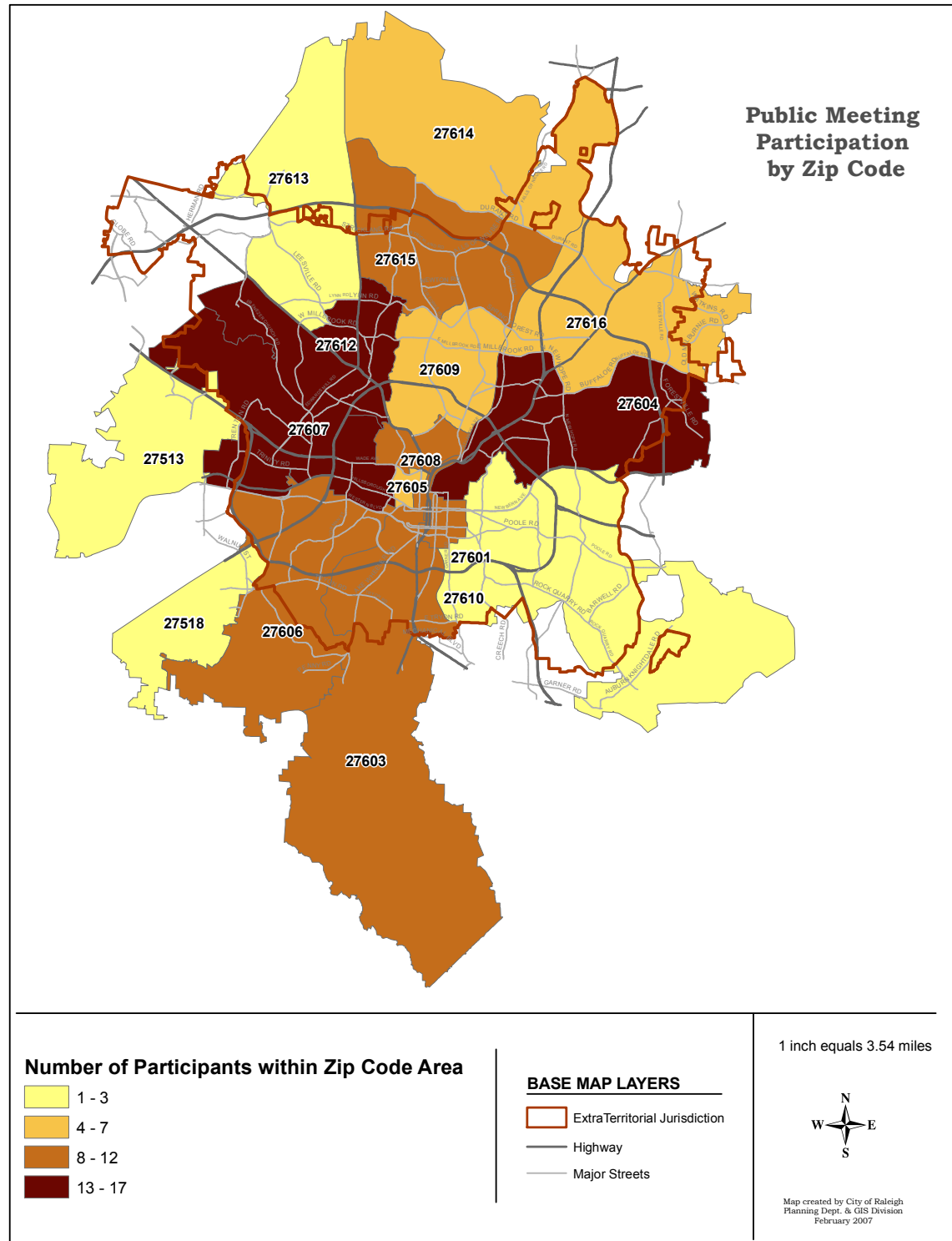
Participants were given the option of completing and handing in their input forms at the meeting, or taking them home and mailing or faxing their forms in at a later date. Postage paid envelopes were provided for this purpose. Many people took advantage of this option, but not all participants choose to provide their input in this manner. Out of the 330 total attendees, 148 forms (45 percent) were collected. This is a high number of responses.

### Geographic location of attendees

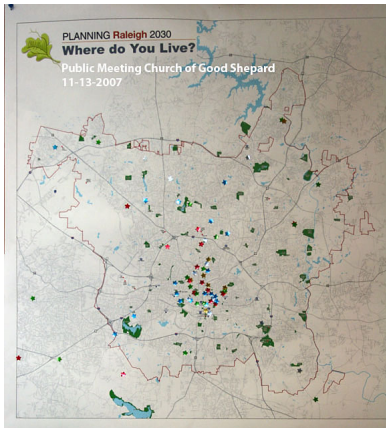
Because one of the primary goals of the public workshop series is to draw participants from around the city, the questionnaire asked respondents for their zip codes. Of the 148 forms collected from the workshops 132, or 90 percent, actually provided their zip code. Zip code boundaries do not align in a definitive manner with Planning District boundaries, therefore, the summary of the geographic location of respondents has been determined based on the how much of a zip code's boundary is located in a Planning District. A map of the geographic location of attendees can be reviewed in the appendix to this report.

There were an estimated thirty-six (36) respondents from the Northwest District, twenty-four (24) from the Northeast District, nineteen (19) from the Southwest District, the University District had fifteen (15) participants, twelve (12) were from the North District, nine (9) were from the Central District, six (6) were from the North Hills District, and three (3) came from the Southeast District. The remaining eight (8) respondents had addresses outside the City of Raleigh. Based on the number of forms submitted in relation to the number of persons in attendance at the workshops, and those that did not provide zip codes on their forms it would be difficult to accurately conclude the geographic distribution of those that attended the meeting and participated in the group discussions.

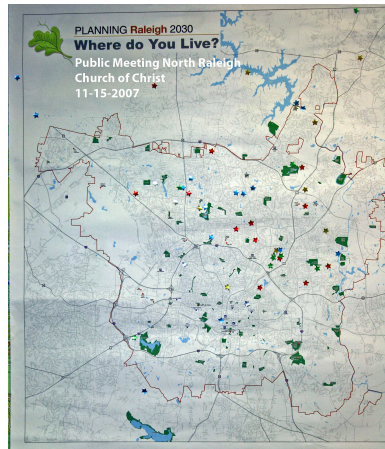
The geographic coverage of responses by zip code is illustrated in **Map 1**.



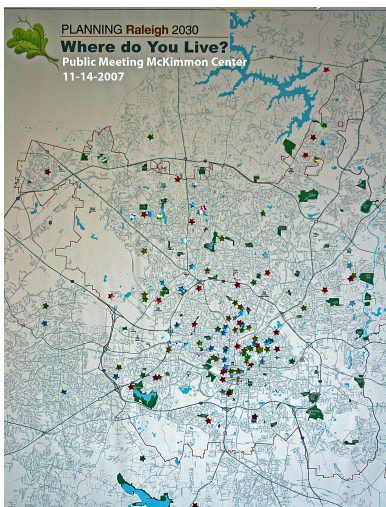
In addition to the zip code records, participants at the workshops were invited to place a star on a poster-sized map of the City indicating where they live. The following photos record these maps and give a further indication of the geographic coverage of the events.



**Picture 1 Church of the Good Shepherd**



**Picture 2 North Raleigh Church of Christ**



**Picture 3 McKimmon Center**



### 3 State of the City

Participants were also provided with a handout entitled “The State of Raleigh Today.” This handout contained the following text:

*Raleigh is one of North Carolina’s fastest growing communities. It continues to attract new residents and business from around the country. Growth has brought the city economic prosperity but also threatens to overwhelm the resources, quality of life and sense of place that have been hallmarks of the community.*

*Raleigh has many assets. The city has a highly educated population and many higher education institutions. The city’s downtown core has a renewed vibrancy as a center of government, business and entertainment; and, increasingly, as a residential address.*

*Raleigh has called itself a “City within a Park” and has also been known as the “City of Oaks.” These monikers evoke images of a city rich in natural resources, green and sustainable and brimming with parks and recreational opportunities. Growth, however, is consuming ever more of the natural resource base and straining the capacity of vital infrastructure.*

*The city faces real challenges ahead. Raleigh must manage growth and balance that growth with infrastructure. It must protect and enhance its natural resources, implement green and sustainable building practices and focus on community building. As growth continues the city must define a transit future by coordinating land use and transportation and increasing cooperation within the region.*

*The city has great strengths and can build on these to increase its livability, the prosperity of its residents, and its national reputation as a great city.*

Respondents were asked whether they agreed with the draft “State of the City Today”, positive and negative, as presented during the opening presentation. The positive assets of Raleigh that participants were presented with included the following:

- Parks and greenways
- Highly educated populace
- Strong, diversified and growing economy
- Positive image and reputation: “City within a Park”
- Resurging Downtown
- Vibrant arts and cultural scene
- Higher education, major research University

The negative attributes of the city that participants were presented with included:

- Lack of mobility options
- Reliance on the auto with growing traffic problems
- Managing fast-paced and expansive growth
- Sharing the benefits of growth citywide

- Water and infrastructure limitations
- Need to better coordinate land use and transportation
- Preserving open space and natural resources

Details of more in-depth responses to the draft “State of the City Today” are discussed below including how participants suggested the statement be refined.

## Summary Statistics

While the input form did not specifically provide a check box for “agree” or “disagree,” the text answers often stated whether the participant was generally in agreement or disagreement with the State of the City summary. Of the 147 people who returned input forms, a little under half registered agreement, fewer than 20 percent registered disagreement, and a little over a third did not give a clear indication. Of the responses for which a clear answer was given, a significant majority (71 percent) expressed general agreement.

**Table 1: Agreement (Y) and Disagreement (N) with the State of the City Summary**

	Yes	No	No Indication	Total
<b>Number</b>	67	27	53	147
<b>Percent</b>	46%	18%	36%	100%
<b>Percent of people with an answer</b>	71%	29%		

## What Participants Said

Participants reacted directly to the State of Raleigh Today statement, expressing areas of both agreement and disagreement. As shown in the table above, fewer than half of participants affirmatively agreed with the statement. While no one rejected the entirety of the statement, many took issue with specific portions of it, while many others pointed out important topics that remained unaddressed. While the comments were diverse, they also tended to highlight particular topic areas. These are addressed below.

### Balance of Positives and Negatives

Most respondents tended to agree with the positive description of Raleigh, but many felt that important negative trends and circumstances were soft-pedaled or left unmentioned: *“Missing too many negatives. Can’t gloss over them and then address them successfully.” “The State of Raleigh is more what we wish it was rather than what it really is.” “The presentation was accurate in what it included, but I feel it left out a few of the problems.”*

On the other hand, many participants felt it was right to emphasize the positive as pertains to the state of the City. *“Raleigh has a bright future and it will continue to be a fabulous community.” “There is nothing wrong with Raleigh that can not be fixed with what is currently right with Raleigh.”*

### **“City within a Park”**

Surprisingly, this phrase in the State of Raleigh Today met with more negative feedback than any other. Many people directly contradicted the statement: *“I don’t see Raleigh as a city within a park.” “A city within a park is a stretch.” “Raleigh is no longer the City of Oaks.”*

Those that elaborated on this item tended to identify three areas where Raleigh falls short of this ideal. One is the lack of emphasis on preserving large areas of land, such as nature parks and wildlife sanctuaries. *“I don’t think that Raleigh is a model green city—unconnected and small parks do not have many benefits. No wildlife, no connection, etc.”* At the other scale, some identified the lack of small, neighborhood serving parks within walking distance of homes. *“Disagree that the city is brimming with parks. It doesn’t have enough parks—especially walkable local and neighborhood parks.”* Lastly, some felt that formerly leafy roadways had lost their trees and verdant character due to road widening, particularly in North Raleigh. *“Not city within a park, was city of oaks, now city that cut down the oaks, as roads are widened.”*

### **Housing Affordability and Affordable Housing**

The topic of housing affordability (which speaks to the overall cost of housing relative to incomes) and affordable housing (which can include market-rate housing but tends to refer to housing which is controlled in some manner to provide a below market-rate cost) was mentioned over and over again in the comments. Over 20 written comments identified affordable housing as a neglected issue. *“I am happy to see how Raleigh has grown and continues to grow but [there is] not enough emphasis on scattered and multi-family affordable housing.” “I feel there is not enough emphasis on the needs for affordable housing and addressing needs for diverse communities including economic and racial diversity.”*

### **Social Equity and Diversity**

Related to the issue of affordable housing were comments related to economic, racial and social equity and opportunity. While the workshop presentation did highlight some of the City’s poverty and income statistics, some felt that these topics needed more emphasis. Some of these participants cited specific statistics related to low incomes, poverty, and housing burdens. *“The need to recognize the plight of those persons that the speaker noted 13% of Raleigh residents live at or below the poverty line. The city should add info of associated problems with that statistic, ex. 40,000 people in our city live in poverty, 70% of those persons pay more than 50% of their income for housing. The gap of 15,000 units to be affordable to those persons.” “I feel there is not enough emphasis on the needs for affordable housing and addressing needs for diverse communities including economic and racial diversity. Lacked matters of race, ethnicity, religion and diversity. These are key dimensions to everyday life, especially if you are not middle-class, Christian and white.” “The ideal is a city that is diverse culturally, economically, etc., so that the quality of life for all citizens is good.”*

### **Transportation and Transit**

Like affordable housing, over 20 comments addressed transportation issues, making it one of the most frequently mentioned themes. The State of Raleigh Today explicitly called attention to the lack of good transit options as a problem, and proposed better transit as a solution. No participants appeared to take issue with this, while many agreed. Other transportation options, including

walking and biking, also appeared in specific comments. Many respondents further drew linkages to land use, particularly development densities and the mixing of uses as being critical to making transportation alternatives viable. *“Addressing things like urban transportation using clean energy and appropriate mixed use zoning will help define our future character while not losing [Raleigh’s] current reputation.” “Surprised at how poor transportation stats are and average commuting miles. Current patterns cannot continue... Density needed for transit.” “Transportation continues to be a serious problem—loss of the proposed light rail system hurts but the NC railroad proposal has possibilities that should be encouraged.” “I would like to find a way to tap into the highly educated population to promote green building design, better infrastructure efficiency, higher density with mixed use and parks, transit, bike lanes.”* Some drew a link between transportation and social equity. *“The city has developed too rapidly in terms of maintaining green space and not planning for transit or equity in housing.” “Transportation needs to be improved greatly. Low wealth families have increasing difficulty maneuvering around the city.”*

### **Sprawl, Growth Management, and Infill Development**

While few felt growth in the abstract was a bad thing for Raleigh, participants identified growth and growth management central issues to be addressed by the Comprehensive Plan. *“Focus is on growth and managing growth, which is what it should be.” “We need growth but only if it is done smartly.” “The management of growth is key to the entire plan. The controls set in place on all aspects of growth need to be debated and detailed to cover all concerns of sustainability and infrastructure so that growth is not allowed to get out of control and take over.”*

Raleigh is a sprawling City whose population density is essentially unchanged since 1960. Many respondents noted sprawl and sprawling growth as issues the plan should address. *“But the problems created by the very fast, low density, unsustainable development seemed to be glossed over.” “Need more emphasis on deteriorating effects of sprawl and the emergence of the positive effects of redevelopment.”*

Participants identified growth management, “smart growth,” and a focus on increasing downtown and infill development as potential solutions to the problems posed by low-density growth. *“Our density is too low, especially downtown. We should focus on infill not greenfield development.” “Infill can have a positive effect on Raleigh. The price of land requires the city to look at zoning by making choices to increase density. An example is going from R-4 to R-6. This would keep projects more in scale with neighborhood. Also help to limit urban sprawl.”*

Related to this, other participants saw a link between neighborhood revitalization and economic development, and growth strategies. *“Raleigh has a number of areas begging for improvement yet more sprawl continues to happen.” “One problem not described enough was the issue of revitalization. The fact that there are many areas of older decaying and defunct shopping centers and housing that could be revitalized instead of constant expansion at the edge of the city.”*

Some took issue as to whether growth is posing significant problems for Raleigh at all, or that growth management is a solution. *“Don’t agree that growth threatens to overwhelm quality of life in Raleigh.” “Rather than saying Raleigh must manage, I believe that a better statement would be one of the following: Raleigh must leverage the growth, Raleigh must take advantage of the growth.”*

### Downtown Raleigh

While many people agreed with the description of downtown Raleigh as “vibrant” and applauded the downtown’s recent turnaround, many others took issue with the description, feeling that downtown’s revitalization has not proceeded far enough for it truly to be considered a vibrant place. While participants recognized how far the downtown has come, they also recognized how far it has to go. *“Downtown is not really vibrant.” “... the description of Downtown failed to address a lack of retail, walkability, and serious transportation issues.” “Lack of retail downtown. Need to improve mass transit. Need to improve street system downtown.” “Disagree that downtown is vibrant. Not yet. We’re just getting started on that so far.”*

Some participants did note the favorable progress in revitalizing and development downtown Raleigh and wanted to process to go further. *“I am thrilled with the awakening of downtown, particularly the addition of residential development, however, there is still a lot that can be done. There are still many dead areas of downtown. Have to drive for shopping and groceries.” “I would say that as far as downtown does, we need to see more developments. More draw to the city.”* However, not everyone agreed that downtown should be an area of strong focus. *“I think that the statement about the importance, relevance, and focus of downtown Raleigh in the larger picture of life of Raleigh might be overstated.”*

### Sustainability and the Environment

Many respondents favorably noted the emphasis on natural resources and sustainability in the statement. *“I am most excited to see in the third paragraph that we must protect natural resources, define transit and coordinate land use and transportation.”* However, many were skeptical regarding the City’s current and future efforts regarding sustainability. *“To say that Raleigh is a model green city is negligent in the face of the environmental issues, climatic changes and the non sustainable growth and transportation.”*

### Preservation and Neighborhoods

Some participants noted the importance of older neighborhoods both in terms of providing a diversity of housing choice and in terms of their contribution to the character of Raleigh. These participants wanted to see the Plan address issues of neighborhood preservation. *“Need incentives to prevent destroying good old housing moderately price.” “We need to maintain the character of our neighborhoods so that we don’t become a cookie cutter city.” “Preservation of sound existing neighborhoods should be considered in evaluation of all aspects of the comp plan.”*

### Regionalism

Several respondents noted that the future of Raleigh is bound up with the future of the larger Research Triangle Region. The entire region is growing, and issues such as transportation, economic development, air quality, and environmental resources are regional in scope. *“I like that regional cooperation is stressed in the statement. I think that our chances of improving Raleigh are greatly increased with this cooperation.” “Need more of a regional perspective. Raleigh’s place in region and how it is affected by regional growth.”*

## Implications for the Comprehensive Plan

### Statement 3.1

#### Implications from the State of the City Comment

The State of Raleigh Today represented initial thinking on the part of city staff and consultants as to the major assets and issues that drive the Comp Plan process. While the public response clearly indicates that this thinking was generally on the right track, it is also clear that certain topics require more emphasis and others have been neglected or inadequately addressed. These include affordable housing, economic and racial diversity, open space preservation, and social equity issues. Future revisions to the vision statement need to incorporate these topics.

At the same time, many important themes presented were affirmed by the public input. These include a focus on growth management; the need for transportation options; furthering the development of downtown and in other appropriate infill locations as part of such a strategy; and focusing on environmental sustainability. These will continue to be emphasized in the vision statement and throughout the planning process.



## 4 Vision Themes

Workshop participants were asked which of the three themes they felt was most important. Out of the 148 questionnaires returned 44 percent (a little less than half) felt that “Balanced Growth” was most important, 16 percent selected “Greenprint Raleigh” as the most important theme, 9 percent choose the “Innovation, Education, Creativity” theme, and 31 percent (nearly a third) either found it difficult to select one theme or did not provide a clear response. Of the people who did give a clear response, “Balanced Growth” was the favorite with 64 percent or responses.

	Balanced Growth	Greenprint Raleigh	Innovation, Education, Creativity	No Answer	Total
<b>Number</b>	65	24	13	46	148
<b>Percent</b>	44%	16%	9%	31%	100%
<b>Percent of people with an answer</b>	64%	24%	13%		

## What Participants Said

Most participants felt that the three themes were either inter-related, or that by selecting one theme the other two could be accomplished. As mentioned the majority of participants felt that “Balanced Growth” was the most important of the three theme choices. As suggested by the 31 percent that did not provide a clear response, many felt that at least two of the three themes, particularly “Balanced Growth” and “Greenprint Raleigh”, could be combined to create a more comprehensive theme. Many of those that selected “Balanced Growth” clearly pointed out various opportunities for improvement that should be mentioned in the theme. These areas of opportunity are listed below.

## Recurring Themes

Most respondents that selected “Balanced Growth” seem to have made the selection for similar reasons, but many felt that there were important objectives that needed to be highlighted as a part of the theme. Particularly, participants wanted emphasis on the environment. *“Balanced growth because it would contribute greatly to environmental sustainability and innovation/education and creativity.”* *“If this is structured then many of the other concerns will be addressed. Add concepts towards affordable housing and transportation planning that address diverse choices-some higher density, some lower density corridors.”* Others brought social equity issues into the mix. *“Balanced Growth should keep in balance environmental and equity issues. It is important to plan for accessibility needs so that we include all populations, also to provide infrastructure to encourage diversity, provide growth while keeping resources in mind, equity is very important to enrich quality of life of Raleigh. Develop reasons to stay in Raleigh.”* Finally, a couple respondents worried about the balance in emphasis between downtown and other parts of the City. *“Balanced Growth: I would add balanced investment. Don’t put all our financial eggs in downtown Raleigh. Make Raleigh a city that is great, not just downtown.”*

### Areas of Agreement

Several respondents felt that the Balanced Growth theme would be appropriate if elements of either the "Innovation, Education, and Creativity" theme or the "Greenprint Raleigh" themes were added. In particular, respondents saw a strong link between the notion of balanced growth and the environmental sustainability aspects of the "Greenprint" theme. *"I would put sustainability and balanced growth together, and would add equity issues to both of them. A lot of cities will be getting greener in the next decades; Raleigh can make more of an impact and be a leader in this region if it aims to be sustainable across the board, amongst all its "diverse" populations and its "separate" issues (transportation, economic development, education, etc.)"* *"I feel that sustainability and balanced growth themes should be integrated and not viewed as separate issues. The issue of reuse projects should be addressed as part of the growth and sustainability themes."* One respondent was very specific about how the themes should be enhanced. *"They are all important and should all be a strong focus of the Comp Plan; they are interconnected and important. Add: protecting natural environment in Greenprint, Affordable housing in balanced growth, Valuing citizen engagement and providing/encouraging public art in Innovation, etc."*

### Areas of Contention

There were a number of respondents that expressed resentment for being placed in a position of having to choose one of the three themes proposed, as a result we received some comments explaining why they felt the task of choosing was a difficult assignment. *"Themes aren't clearly defined and are not rankable as one being more important than another. They are interdependent."* *"Three themes are interdependent. Need all three. Green-sustainability, Balanced Growth, Creativity and Innovation."* *"Most important hands down is affordable housing. As a teacher, I could not afford to purchase a home in Raleigh and I think that is a shame. If we want more jobs, and more energy efficiency, we need affordable housing so people can fuel this new revitalization. All three themes really are inter-related. Greenprint, innovation and education, and creativity, can all be functions of balanced growth."* *"I don't think that any of the themes adequately addresses the city's need for the future. The first really focuses on environmental sustainability, the second on development, and the third on intellectual and creative resources. None of these will work independently. I think that it is imperative to weave these elements together in to one truly comprehensive plan."*

One respondent worried about how the concept of Balanced Growth would relate to the ability of individual property owners to improve and develop their land. *"However- no where in this theme is there any mention of the rights and interests of property owners. We must balance the rights and interests of property owners with all of the language in the balanced theme."* On a related note, another respondent, while supportive of the themes, wanted to make sure that their application took into account the impact on the economy. *"Support all three. Shouldn't have to choose 1. However, in pushing for balanced growth and green development, we need to make sure this remains a good place to do business and an attractive relocation destination. Those create jobs and economic opportunity from top to bottom and if we drive away newcomers and new business, all will lose."* One commenter felt that the concept itself was overly vague. *"No one seems to agree on definition of balanced growth but everyone wants it."*

## Implications for the Comprehensive Plan

### Statement 4.1

#### Implications from the Vision Theme Comments

One clear implication from the comments is the need to integrate the three themes together rather than presenting them as standing independent of the others. Although it was not the intent of the question to force participants to choose any one theme to the exclusion of another, respondents clearly rejected the notion of such a choice, and understood the inter-relatedness and inter-connectedness of the themes. This integration can be accomplished either through an emphasis on the overlap and linkages between the themes, or by abandoning the concept of themes and incorporating all three into an expanded vision statement. As the themes provide a good means of organizing and elaborating upon the vision, the former option is likely preferable.

The emphasis on Balanced Growth is consistent with other comments that put growth and growth management issues at the top of the agenda of the concerns of workshop participants. The success of the local creative/technology economy is clearly a driver of growth; and the way that the City and region grows clearly has implications for future environmental sustainability. Reworking the themes to emphasize this interdependence should go a long way towards addressing the concerns expressed in these concepts.



## 5 Challenges

Participants were asked to identify the big challenges they felt the Comprehensive Plan should focus on addressing. Participants' responses could reference the State of Raleigh Today and Vision Statement and Themes, but could also highlight any topic or area of concern that the respondent deemed important. As might be expected, there was a great variety in the responses. However, a number of key themes were raised repeatedly. The following summarizes this input.

### What Participants Said

#### Transportation, Transit & Traffic

Transportation was the most frequently identified challenge. Forty-three comments addressed transportation and/or traffic, and 31 of those specifically called out transit and transportation alternatives specifically.

For some respondents, the issue is primarily traffic congestion and transportation investments lagging behind land development. *"Traffic!" "Transportation network to support centers of communities. Like downtown, Cameron Village, North Hills, Crabtree Valley, Brier Creek, Triangle Town Center, 540, Louisburg and on and on..." "Smart growth and sustainability. Implementation of a more thoroughly integrated transportation network that actually takes people where they want to go efficiently."* For others, the issue is the environmental impacts of transportation. *"Transportation/ Transit because of downstream effects on air quality, energy use, water availability, development patterns, open space." "Transportation and the collective carbon footprint."*

As noted above, many participants expressed a desire to see more attention given to transit and other transportation alternatives. *"Better transportation options. Mass transit. Starting with current system. Maybe making bus stops more comfortable."* As transit alternatives are particularly important to those who can or should not drive—the elderly, the poor—some raised transportation as an equity issue. *"Fitting in alternative transportation. Raleigh is too car driven. I worry that many older residents will be stranded once their health declines and they can not drive anymore." "...public transportation for the 40% of median area income in the population."*

Some drew a link between transit and transit-supportive development patterns. For some, this meant a focus on walkability and streets that accommodate pedestrians and cyclists. *"Providing alternative transit-walkable, bike able, mass transit." "Public transportation and roads friendly to cycling and walking, particularly in the downtown and university areas." "I see walkable communities, mass transit or green travel options." "Increasing density in a way that encourages the development of transit options and walkability/ connectivity."* Others focused more specifically on land use and density. *"This challenge of transportation would be addressed along with the challenge of developing and encouraging smart, dense growth along transportation corridors." "Transit oriented land use that conserves existing neighborhoods."*

## Growth

Growth, and challenges arising from Raleigh's rapid growth, were commented on in 37 separate comments. The most immediate concerns were about the ability of public infrastructure to keep pace with the rate of the City's expansion. *"Infrastructure. Failure to keep up with growth."* *"Growth, drain of resources (water, education, energy use, land use.)"* *"To balance the need for infrastructure with the explosive growth, water, roads, shopping, schools, greenways, parks, etc."*

Balanced growth, one of the Vision Themes, was mentioned in a similar context. The idea of balanced growth is two-fold: (1) that development occur in concert with the infrastructure necessary to support it; and (2) that all parts of the city benefit from growth. The former speaks to the issue of infrastructure, and was echoed in the comments. *"Balanced growth. Need to invest in infrastructure to support reasonable growth."* *"Most pressing issues concerns balance, growth, transitions between community as growth occurs. Water is another issue. It needs to be addressed for sustainability in future to maintain growth."* *"Balanced growth—housing, greenspace, transit, natural resources, schools, infrastructure—all depends in how growth is balanced. Also- how to incorporate new growth in the current infrastructure-in the current growth patterns."*

Along with concerns about growth, others highlighted the benefits of growth to the City's economy and dynamism. *"I want to make sure that the comp plan embraces growth as opposed to limit/ regulate it. People will move to Raleigh in the next couple of years so lets make sure we figure out how to bring them in with the highest quality of life for all."* *"Only by growth can we invest in the things that will make the city great."*

In addition to the amount of growth, some comments addressed the issue of how the City should grow. For most of those, this meant an emphasis on more urban and denser growth patterns. *"Address the contradiction often present between desire for development, growth(up not just out), equity and environmental protection with the requirements to actually develop."* *Urban sprawl reduction by allowing more dense zoning closer in to the center of the city."* *"Fostering denser growth with more connectivity."* For some, this means expanding Raleigh's downtown. *"Growth and bringing people to downtown and remaking downtown into an updated and up to par with a big city."* One respondent wanted to make sure that downtown did not receive more or less than it's share compared with other parts of the City. *"Balance resource allocation between downtown and suburbs."*

## Affordable Housing

After transportation and growth, the third most frequently identified challenge was affordable housing, which was singled out in 23 comments. The needs of lower-income households appeared to be the primary driver behind the comments. *"Affordable housing including safe, clean and accessible places for those earning less than 40% if the Area Median Income. We may not ignore the housing needs of low-income households, whether they be the working poor, or the disabled."* *"Equitable distribution of services including affordable housing, health care, education."* Some also identified the importance of affordable housing to the local economy and to well-rounded communities. *"...it is insane to continue to plan for service economy that ignores the housing needs of the lowest paid workers."* *"Affordable housing- diverse residential neighborhoods that are designed to promote community and sense of place."* The need for affordable housing downtown was singled out. *"Affordable downtown housing."* Also, the need for

such housing to respect the context of its surroundings. *"Affordable housing and how it can/ needs to fit within existing communities."* A couple of respondents recommended a specific tool to promote affordable housing. *"Adoption of inclusionary zoning will encourage the development of affordable housing. We currently do not have an adequate supply of affordable housing in Raleigh to meet the needs of lower income citizens."*

## Sustainability

Environmental sustainability was one of the three vision themes presented at the public workshops, and the current outline for the updated Comprehensive Plan envisions an environmental sustainability element. Sustainability, while not as frequently mentioned as the issues above, was still a topic of discussion and was cited frequently by participants. *"Smart growth and sustainability."* *"Sustainable land use."* *"Conservation of natural resources, sustainable and renewable energy and air quality."* *"Sustainability. Encouraging and implementing sustainable principles and practices."*

Some participants clearly wanted sustainability to be a central part of the future Plan. *"The plan should have an ecological health and sustainability chapter that dovetails with other sections of the plan. It should totally disallow development in the floodplain and address environmental stewardship as the foundation of the rest of the plan."* *"Environmental sustainability is the framework for everything else or should be."* For some participants, Raleigh should take the step of being a leader in sustainability, with a focus on how the City's future growth and development patterns contribute to this goal. *"Becoming a national model of a green city."* *"Sustainable infrastructure which is developed over an overlay of local ecology/ process. Innovative design based on sustainable incentive. Let's make Raleigh, the capital city of North Carolina, a model green city, not only for North Carolina, but for the rest of the USA. I think when you look at the design of the city in sustainable terms, encourages density in the downtown core-local, small markets, etc. You will also get character, vibrancy and cosmopolitan identity we look for."*

## Plan Implementation

A significant number of respondents identified the future implementation of the plan itself as one of the most important challenges. Some respondents focused in on two areas ensuring that the plan is reflected in the City's zoning ordinance and map, and Capital Improvement Program (CIP). *"Means of implementing the plan- will Raleigh use form based codes? Will Raleigh encourage enforcing encourage water use restrictions, recycling, etc. Will Raleigh be able to encourage green building design? Where will infrastructure come from?"* *"Finally it's really important that comp plan be implemented. Also meshing the comp plan with Raleigh's guidelines, codes, and ordinances."* *"Implementation. This CP [Comp Plan] is just a piece of paper unless the implementation tools are designed and managed to bring it to fruition. Will the CIP, Zoning Regs, Impact Fee Program, Subdivision Plan Process, etc. be revisited to insure they are up to the task? If these do not support implementation then the CP will not be realized."* Others focused on the political will necessary for elected and appointed officials to make decisions which are consistent with the plan. *"Implementability. Champion methodologies to maintain the vision in the long term. Reducing variances will be a challenge. Need stick to-it-iveness."* *"Follow through with the comp plan once approved at all levels of government—including city council and planning."*

### Other issues

While the above narrative addressing the big themes emerging from the input regarding pressing issues, there were a diversity of comments received that don't fit neatly into these topical areas. One participant honed in on the issue now taking prominence with ongoing drought conditions: *"Water conservation."* Another focused on quality of life as relates to growth: *"Preserving quality of life without compromising future growth."* Two others attacked the same question from an urban design perspective: *"Stitching the pieces together—connecting the great places with walkable urban fabric."* *"Provide buffers or transitions between existing communities and new higher density or different use development."*

A couple of comments addressed economic development and competitiveness specifically. A thriving economy was emphasized in one of the vision themes. *"We need to bring the right mix of employment sectors to remain competitive in a global economy."* *"Area needs to promote technical/scientific. Innovation/invention firms and jobs."*

One purpose of even having a policy document such as a Comprehensive Plan is so that people on all sides of an issue can understand the basis for the decision being made, making the process more predictable and understandable. One commenter addressed this: *"Predictability. Buy-in."*

Lastly, one participant saw the Plan as potentially impacting something very close to home, i.e., the value of an individual homeowner's investment: *"Protect the appreciation of the value of my home. Do not take action to devalue my home."*

### Implications for the Comprehensive Plan

#### Statement 5.1

#### Implications from the Challenges Comment

One clear implication is that the Plan needs to be written in a manner that facilitates its future implementation. There are several attributes that help move a plan forward towards implementation, including:

- Recommendations based on sound data and analysis
- Buy-in from the community as well as from city officials, staff, and others who will be implementing the plan
- A broad base of public support for the plan goals and objectives
- Policy guidance and recommendations that are easy to understand and interpret
- Clearly assigned responsibilities and timelines for plan recommendations
- A system for tracking implementation progress

Raleigh is growing, and investments in transportation infrastructure, sewer, and water capacity are necessary to sustain this growth. Respondents are clearly concerned about infrastructure capacity issues, particularly transportation, but also water (made all the more pressing by

ongoing drought conditions), sewer, and schools. With regards to transportation, there was strong support for a more multi-modal approach to accommodating travel needs including transit, cycling and walking. Transit planning in Raleigh has typically been separate from the Comprehensive Plan process. Bringing transit into the Plan has the potential to strengthen the transportation/transit/land use nexus. The Comprehensive Plan also has to link planned growth with the full range of capital improvements which support such growth.

The City's growth is a direct result of Raleigh's desirability as a place to live. That desirability translates into escalating residential sale prices and rents, which is impacting the City's housing affordability. The Comprehensive Plan needs to address the affordable housing issue directly, starting with a frank assessment of need, and exploring various policy and programmatic options for meeting that need.

Water supply is the first natural resource ever to threaten to place a physical limit on the City and region's future growth. Air quality is also under threat, yet the region could choose to continue current growth patterns even in the face declining air quality if it were willing to accept the environmental, public health, and road funding consequences. Regardless, sustainability is a rising issue, and support exists for addressing it in the Plan update.

There appears to be considerable support for thinking about how growth patterns can support more sustainable and efficient development patterns, while maintaining quality of life, and benefiting areas left behind by the City's building boom. The Comprehensive Plan needs to address the specifics of such a growth plan, including what sort of public investment and regulatory priorities are necessary to promote and achieve it.



## 6 Other Comments

The final question asked on the forms completed by workshop participants was, “Do you have any other comments?” This question generated an array of responses, many of which praised the City for providing the community with the opportunity to participate in such a process. Other comments elaborated on subjects participants felt should be covered in the Plan document or how to improve outreach.

### What Participants Said

#### Areas of Agreement

Most respondents were generally excited about the opportunity to participate in the process that will help us plan for Raleigh’s future: “These meetings are very positive.” “Thanks for asking for the community’s input.” “Great session! Thanks. For future meetings you might want to start with some questions around what we want to be in 2030 then go into the vision and theme Q&A sessions. It felt a little like we started in the middle and the end.” “These visions are good and they are what must happen to help our city grow well. This is the minimum. We need to think more about what is next beyond this low hanging fruit. Hire a sustainability coordinator and staff.” (Note: a newly-created sustainability coordinator position in Administrative Services was filled in early 2008.)

#### Suggestions for the Comprehensive Plan

While most respondents found the workshops to be informative, participants eagerly took this opportunity to share subject matter that they would like to see the revised Comprehensive Plan address. Some focused on geography. “I would love to have a clear picture of the plans for SE Raleigh.” Many focused on environmental issues. “Environmental literacy is a huge block to getting citizens to change their behaviors in the face of the climate change challenges. I propose the comprehensive plan include a plan for educating the public in the fundamentals of environmental accountability and individual responsibility.” “These visions are good and they are what must happen to help our city grow well. This is the minimum. We need to think more about what is next beyond this low hanging fruit. Hire a sustainability coordinator and staff.” “Important to set regulations/ standards for developers including: mandatory green smart growth implemented into development. Mandatory green spaces included in large development plans.” “The city does not seem to be a good steward of natural resources. We should identify our most valuable landscapes, ecological areas, natural resources and protect them and plan around them. The comp. plan should set up a special category of parks for nature parks for passive recreation and environmental education and awareness. These nature preserves should include our most valuable natural heritage areas. The city should also be a leader in doing environmentally sustainable, LEED certified green building and encouraging the private sector to do the same.” “Very important to address regionalism in the comp plan... how do we fit within Triangle? We need to think more regionally, particularly with land use, transportation, water use, open space, etc.”

### Suggestions for Increasing Outreach

While participants seemed to appreciate the opportunity to weigh in on the state of Raleigh today, and the vision and theme for the updated Comprehensive Plan (the Raleigh of the future), many shared an interest in making sure that as many Raleigh citizens and developers have an opportunity to participate in the process as possible. As a result of that interest in getting maximum participation there were a number of suggestions made pertaining to outreach and meeting format. *"I think that you should mail true, false or multiple choice questionnaires to every household with pre-paid envelopes with a few basic questions."* *"Let's not fight about the folks that do not show up and speak at the workshops. Don't know how you get to those folks- but they have a voice too!"* *"Would opt for more meetings that are not as long. Would prefer a later start, at least 7:00. Maybe a little more spacing for discussion groups, because there was some competing noise."* *"I think you need to have a focus group of just developers, both large and small. There should be both large and small because they came into and deal with different issues."*

*"You need to do active outreach to low- income neighborhoods. Folks struggling to get by can't come to meetings like this and don't have web access. But I can't speak for them, nor can anyone else who came to this meeting. Thank you for doing this it's hard work."* *"Have each area work on where they live, it would have a greater impact because people have a vested interest in that area. I have less of an interest in North Raleigh when I live in University Park".*

### Implications for the Comprehensive Plan

#### Statement 6.1

##### Implication from Other Comments

The responses received in relation to the final open ended question are valuable for this process as the Plan Update continues to move forward. A clear implication of these comments will mean not only an increase in the level of outreach for the next round of workshops, but an improvement to the format of future meetings. Another implication is that City Planning should provide more opportunities for groups that may have special interests to participate in roundtable discussions. At the time of this writing, the first such roundtable (with developers) has been held, and other roundtables, including one on affordable housing, are pending. As a part of our outreach for this process we are also seeking partnerships with organizations in the community to assist us in getting the word out about upcoming meetings, distributing information, and conducting their own meetings and reporting back to us on the feedback that is received. An expanded on-line presence for public input has recently been deployed—this report is the first use of these new web-based tools. Further, a special email inbox and hotline phone number have been set up to receive questions and comments. These efforts, along with our continued effort to select at least one meeting location that is easily accessible by bus transit should provide opportunities for all segments of the Raleigh community to participate in the process, and provide us with suggestions for plan policies.

Public education is an important part of any public outreach efforts, as the lay public is not always knowledgeable about planning issues. Respondents identified a key need for the plan to articulate and explain the local and global environmental issues that impact the Plan. This need will be addressed in the next round for workshops, as well as the forthcoming Community Inventory report.



## 7 Conclusions

The implications for the Comprehensive Plan from each topic of workshop participant feedback has already been discussed in detail in the proceeding chapters. Without repeating that analysis, this concluding section seeks to analyze the big picture themes and areas of agreement and disagreement that appear to cut across the questions.

### Areas of Agreement

Overall, workshops participants appeared to be in agreement with the general direction of Plan as articulated in the vision statement. Almost no one rejected outright the major premises of the vision statement and themes. Rather, disagreement appeared to be over emphasis, as discussed more below. Participants generally confirmed that the emphasis on growth policies, transportation investments (including transit, bikers and walking), environmental quality, and maintaining the region's strong economic base, were all appropriate and good guiding principals for the Comprehensive Plan. There was also broad, but not universal, agreement that more emphasis needs to be placed on housing issues, and that the environmental components of the plan need to go beyond the realm of "feel good" recommendations that are not based on scientific and policy realities.

### Areas of Contention

Where respondents expressed disagreement, it tended to be in two areas: the level of attention given one geographic area versus another; and the relative weights assigned to the benefits and detriments of the City's continued growth.

Looking at the former, the "Balanced Growth" theme singled out for attention both downtown Raleigh as well as the southeast and southwest quadrants of the City, which tend to have higher concentrations of poverty and lower income households, as well as less rapid growth than the northeastern and northwestern fringes of the City. For some, the focus on downtown is welcome. Recent public investments have helped spur a significant private sector response as witnessed by large number of significant new commercial and residential projects downtown. At the same time, the high profile nature of these projects, coupled with the low-profile nature of routine infrastructure investments and extensions elsewhere in the City, has created the impression that downtown is soaking up an inordinate share of local resources. The Comprehensive Plan needs to ensure that investment policies are fair and benefit the entire City. At the same time, it should also articulate the benefits of reinvestment in the urban core from the standpoint of growth management, economic development, and fiscal responsibility.

Another geographic issue was the singling out of Southeast and Southwest Raleigh. A review a demographic, economic, and other data reveal that these two areas are home to more than their fair share of the City's poverty, substandard housing, and underutilized property. As such, these quadrants may merit a higher level of attention from a social equity perspective. However, it is also clear that the Plan must not emphasize some geographic areas to the exclusion of others. Moreover, social, economic and property issues can be found in every part of the City. The Plan must reflect this.

Growth has brought with it an expanding economy, with increased access to a greater variety of goods and services, new job opportunities, and greater choices as to residential location. However, it has not been without its costs, including the need for substantial public investment in schools, roads, parks, and other physical infrastructure; as well as the loss of open areas, increased congestion and travel distances, and changes in the character of the community. Participants differed as how to weigh the costs and benefits of the City's growth. Some saw few downsides to growth, while others were concerned as to what they saw as unplanned or out of control growth. The Plan must seek strategies which maintain and enhance the substantial benefits of local and regional growth while working to mitigate and manage the impacts.

Lastly, respondents seemed somewhat split on the role of environmental sustainability in the Plan. For some, the traditional goals of open space and habitat preservation, water and air quality, appeared to be the primary focus. Others are more alarmed by global environmental issues and their impact on public policy, including global climate change, local water availability, and the peaking of global oil production. The former are well understood, part of existing policy frameworks, and generally accepted. The latter are global in scope, subject to considerable debate, lack any sort of policy or regulatory framework to address them, and more pointed in their implications for the vital support systems of the local economy. The Comprehensive Plan needs to address head on the nature of the environmental challenges facing Raleigh before deciding on how best to deal with them.

## Big Picture Themes

Based on the above review of the public comments, a number of key themes with broad support appear to have emerged from the initial round of public workshops. These include the following:

- **Transportation:** Continued investment in the City's transportation systems is necessary to accommodate future growth and to maintain the City's economy and quality of life. While road capacity is a major part of this picture, Raleigh needs to plan for a multi-modal future, with new and improved transit services. Non-motorized modes such as walking and biking need to play a larger role as well. Interestingly, almost no one discussed historically high oil and gas prices as a driver of transportation decisions.
- **Growth and growth management:** Related to the above, all of the City's support infrastructure needs to receive the planning effort and investment necessary to keep pace with the City's growth. At the same time, land use policy should be better integrated with infrastructure planning so as to better ensure that existing infrastructure is fully utilized before public funds are expended on extensions of infrastructure.
- **Affordable housing:** As the City becomes more desirable as a residential location, market pressures are driving housing costs beyond the means of many. A large part of the City's former supply of market-provided affordable housing—modest homes and apartments in older neighborhoods passed over by the middle classes in the rush to newer suburban houses—is now disappearing as these neighborhoods are rediscovered and rapidly escalate in value. As a result, some sort of public-sector intervention may be necessary to help bridge the growing gap between incomes and prices/rents.
- **Environmental sustainability:** Many respondents identified this as an important issue, and many of those felt that the City's policies and actions have been lagging and/or inadequate

to date. An entire element of the Comprehensive Plan is proposed to address these issues, and this element needs to be rich in terms of data, analysis, and policy recommendations. A further way to increase the focus on sustainability is to incorporate goals and specific strategies throughout the elements of the Comprehensive Plan, not just in the environmental element. Respondents appear to be expecting more than feel-good statements about environmental protection and conservation.

- **Regionalism:** Participants recognized the regional nature of many of the issues facing Raleigh, including growth, transportation, environmental systems, and the economy. A Regional Element has been proposed for the new Comprehensive Plan.

While much of the public input affirmed key parts of the Vision Statement, it is also clear that revisions are necessary in light of the comments received. A revised Vision Statement will be presented to the public at the next round of workshops. The following changes are recommended based on the foregoing analysis.

### Statement 7.1

#### Proposed Revisions

First, the Vision Statement needs to be grounded in a realistic assessment of Raleigh's current status. Respondents clearly felt that the current State of the City painted too rosy a picture and glossed over key issues. While the overall state of Raleigh has been and remains very positive, the State of the City should be revised to note some of these issues, including social equity and economic issues such as affordable housing. The statement should also include more about the state of the City's natural environment and resource base.

Second, the Vision Statement itself needs a stronger focus on social equity issues such as jobs and wages, integrated communities, and affordable housing. These were raised repeatedly by workshop participants. While these did get some mention, more emphasis is needed.

Third, the three themes need refinement to emphasize that they are different ways of looking at the same basic set of goals. Relating the the concept of the "triple bottom line" of economy, environment, and equity, all three can become part of a larger vision of a more sustainably growing city.

Fourth, the phrase "balanced growth" clearly meant different things to different people. A more evocative or meaningful phrase may be better suited to the task of unifying the three vision themes.

Fifth, to the extent that the vision statement highlights certain geographies within the City, it should not do so to the exclusion of other areas.

Sixth, the vision statement needs to be clearer that it addresses where the City is going, not where it is. Many took issue with the phrase "model green city," citing current short failings, not realizing that this was a long term goal and not a present condition.

Lastly, the phrases "city of trees" and "city within a park" clearly had little resonance with the workshops participants and were perceived as so much wishful thinking, rather than an accurate description of the City's form.

## Next Steps

The most immediate next step in the Comprehensive Planning process is to revise the Vision Statement and Themes as per the guidance in this report, and taking into account any further commentary that may be received on the conclusions of this report. The revised Vision and Themes will be presented at the next round of Citywide Public Workshops, to be held on March 25 through 27 at venues yet to be determined, but to be located in or near downtown, and in the northwest and southeast quadrants of Raleigh.

Two weeks prior to the March workshops, the draft Community Inventory report will be posted to the web in HTML and PDF format. The Community Inventory contains background studies and existing conditions and will serve as the factual and analytical basis for the Plan policies to follow. In addition to data and analysis, the report also includes a preliminary identification of implications, key issues, and potential strategies. The on-line version of the report will permit the public to enter comments and suggestions on the text.

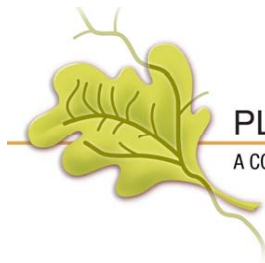
Following the March workshops, the planning process will be transitioning from the "define the plan" to the "develop the plan" phase of plan creation. While outreach will be ongoing, the City's interdepartmental team and consultants will begin the work of drafting plan policies, graphics and narrative, with a view towards completing a working draft by the Fall of this year. Following the completion of this draft, a third round of citywide workshops will be held, and this draft will be posted on-line for public review and comment. Plan review by the Planning Commission and adoption by the City Council is anticipated in early 2009.



## A Input Form Responses

This appendix represents the raw input from the November 13 – 15 workshops as entered into a database program by City Planning staff. Every effort has been made to accurately transcribe respondents' handwriting. The responses appear in the order in which they were entered and are not grouped according to meeting night or table. Copies of the handwritten responses are available upon request.

The actual input form distributed at the workshops is attached as Figure A.1.

**PLANNING Raleigh 2030**

A COMPREHENSIVE PLAN FOR THE NEXT GENERATION

Thank you for your attendance and participation at this workshop. The project team is interested in knowing what you think about what you have seen and heard tonight. Please put as much of your opinion as possible on this comment form. Thank you!

If you need additional time, you can fax or mail in your completed sheet to 919-516-2684 or Department of City Planning, One Exchange Plaza, Suite 304, Raleigh, NC, 27602. In addition, please feel free to contact the Department of City Planning with other comments about the Comprehensive Plan update. The project web site is [www.planningraleigh2030.com](http://www.planningraleigh2030.com). The Comprehensive Plan hotline is 919-516-2669. The project email address is [info@planningraleigh2030.com](mailto:info@planningraleigh2030.com)

**Question 1: Do you agree with the description of the state of Raleigh today, positive and negative?**

---

---

---

---

---

---

---

**Question 2: Which of the three themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

---

---

---

---

---

---

---

**Figure 1 Sample Input Form**

### A.1 State of the City

- It needs to include two things: lack of neighborhood definition in non-central districts, need more definition through transit, mixed use, clustering, density. Lack of coherent city identity to serve as foundation. Glue to hold everything together.
- (No comment listed.)
- Lacked matters of race, ethnicity, religion and diversity. These are key dimensions to everyday life, especially if you are not middle-class, Christian and white. The Latino population has grown rapidly and contributes much to our economy and workforce, the Latino population does not yet have equal footing politically and perhaps not socially. The same might be said for our Muslim and other non- Christian neighbors.
- Raleigh has a bright future and it will continue to be a fabulous community.
- Positive: Educational level of population. Regional metro aspect. Raleigh presents a good image. Negative: population density, lack of prior planning, many neighborhoods make up Raleigh but presentation showed emphasis on One Raleigh. No mention of opportunities for seniors.
- The trends for people with disabilities are not fully realized as such a growing segment of our population and service, delivering systems, strains physical supported housing initiatives, transportation, infrastructure needs.
- Positive: educational attainment. Greenway system. Should increase infill. "Green" city image. CAC programs. Great vision of positives in Raleigh. Recycling opportunity. Negative- sprawl, poor population density. Capital Blvd. Difficult annexations. Water quality. No gateways/ signage to designate a "Welcome to Raleigh".
- I like that regional cooperation is stressed in the statement. I think that our chances of improving Raleigh are greatly increased with this cooperation. One thing that I wonder is the implication that growth is negative. We need growth but only if it is done smartly. I agree we have great strengths. Perhaps we could emphasize not only how we attract new residents but also how our residents thrive and choose to remain here.
- We need to become more green.
- Not certain of the description of the state of the schools is accurate. The Wake County Schools seem to be in shambles. Year round vs. traditional, reassignments, children traveling for extended Downtown is very sparse and needs people to be brought in before I would consider it a big city. There is a lot of parks and open space, but only because of the lack of population. Hillsborough Street and Downtown needs a major upgrade to be more of a college town.
- (No comment listed.)
- (No comment listed.)
- Greenways are few and far in between. Especially in new development. Historical preservation is important to cultural identity.
- Somewhat. I don't see Raleigh as a city within a park. There are many areas in SE and downtown Raleigh that are not at all park like.
- Drop the entire first paragraph.
- I agree with the description of the state of Raleigh. I am happy to see how Raleigh has grown and continues to grow but not enough emphasis on scattered and multi-family affordable

housing. Transportation needs to be improved greatly. Low wealth families have increasing difficulty maneuvering around the city.

- The past two decades of planning have resulted in Raleigh being on everyone's number one list (place to live, raise a family, start a business, get a good job, etc.) We need to tweak the system, not reinvent it.
- City within a park is a bit of a stretch. Agree that growth is straining certain infrastructures. Agree that cooperation regionally is important.
- The last sentence is the best part of the state of Raleigh statement. Not really fond of the phrase "...threatens to overwhelm..." There is nothing wrong with Raleigh that cannot be fixed with what is currently right with Raleigh.
- I came late and missed the presentation but noted that nothing in the packet of materials speaks to the need for affordable housing, just the fact that the median home price is 350k. With all the growth, lower-income people will be increasingly squeezed without a specific plan for housing that affects the daily lives of Raleigh residents.
- The challenge will be to maintain and in part restore our natural infrastructure while fostering sustainable growth.
- I think that there are many missing pieces in the description as we discussed in our group. A couple of key questions for one were: What is Raleigh's relationship with the rest of the region? How will Raleigh address its brownfields? How much of Raleigh acreage is in impervious parking lots?
- I think that the statement about the importance, relevance, and focus of downtown Raleigh in the larger picture of life of Raleigh might be overstated. I have concerns about the recommendation of green and sustainable building and how this translates into actual policy for the city of Raleigh and how it affects the daily lives of Raleigh residents.
- Overall very good description. Need more of a regional perspective. Raleigh's place in region and how it is affected by regional growth. How do we forge partnerships and cooperate regionally? Done better with redevelopment and creation of vibrant centers. But need to do much more.
- Yes, although I've never heard of Raleigh as a city within a park and I fear that we are losing our place of the oaks. I do agree that Raleigh has done a great job of promoting growth over the last 20 years and should continue although with attention to the types of growth.
- Generally agree with the description. Would have like more description of city/county/regional planning/cooperation/vision. One problem not described enough was the issue of revitalization. The fact that there are many areas of older decaying and defunct shopping centers and housing that could be revitalized instead of constant expansion at the edge of the city.
- Fairly much, and was very accurate on an overall basis. Maybe misses nuances of certain portions of the city. Maybe could use a little more on the place of Raleigh within the Region.
- It provides some interesting insight but avoids the difficult and/or more subtle issues of crime rates, aging population, and citizen involvement in city governance.
- Agree: Raleigh is quickly expanding- rapid growth threatens natural resources (open space, water quality and water quantity, clean air) Raleigh is an exceptional city with a great potential of becoming a leading "green city." Disagree: Raleigh is not a city within a park- it's a stretch. Need more natural space conservation.

- Need stronger historic preservation element and problem with teardowns being replaced with Don't agree that growth threatens to overwhelm quality of life in Raleigh. Don't agree with city within a park. For the most part I agree with the balance of the statement.
- Agree that downtown has had a recent period of revitalization. A strong and beneficial characteristic of Raleigh is the entire Triangle area's reputation as a technology center. This needs to be preserved and enhanced. Raleigh is vitally neighborhood-centric with strong, neighborhood communities. This is also essential for a strong quality of life.
- I agree with most of it. We do have to concentrate on resources, water in particular. But also cost of living, keeping, housing affordable, maybe even community center for the SE part. Maintaining the community feel throughout the city. Not just North Raleigh.
- I agree with the statements of assets and needs. I feel there is not enough emphasis on the needs for affordable housing and addressing needs for diverse communities including economic and racial Affordable housing and a diversity of housing is very important. The ideal is a city that is diverse culturally, economically, etc. so that the quality of life for all citizens is good.
- Add sense of community within each range of affordability- does not exist today. More emphasis on big town with small town feel. Blighted areas need to be addressed- Raleigh has a number of areas begging for improvement yet more sprawl continues to happen.
- Agree. I realize that it is a general statement but doesn't address lingering blight. Community building should be further defined it is assumed this is intended to cover disenfranchised communities and affordable housing. Renewed vibrancy is fledging and dependent upon continued economic viability. Green and sustainable is poorly placed in the third paragraph.
- Mostly. Raleigh is a great city that is at the beginning of realizing its potential. Addressing things like urban transportation using clean energy and appropriate mixed use zoning will help define our future character while not losing its current reputation.
- Most of the high level details are covered- the paragraph stating what needs to be done in the future should not be included in the state of Raleigh today. The management of growth is key to the entire plan. The controls set in place on all aspects of growth need to be debated and detailed to cover all concerns of sustainability and infrastructure so that growth is not allowed to get out of control and take over.
- It all sounds great- I am skeptical on the sustainable aspect. We are already behind. Why is this a priority? And how will the sustainability and other ideas really take fruition? Education of residents There needs to be a focus on reducing crime and ensuring that as Raleigh grows it does not have big city crime problems. There needs to be a focus on getting children to finish high school and be productive members of society.
- (No comment listed.)
- Disagreed with infrastructure containment. Encouraged by water supply issues being addressed. Surprised at how poorly transportation stats are and average commuting miles. Current patterns cannot continue. Downtown Raleigh not really vibrant. Density needed for transit. Transit for density, dilemma here. Crime issues not addressed. Policies need to be in place re: water even in Will the trees still be here in 2030?
- Good overview. Missing elements of cultural resources & social capital.
- But need more emphasis on current pattern of sprawl and unsustainable development. State of Raleigh is a bit too rosy.
- State- too much information too fast. Planned growth is necessary.

- Overstated and limited but generally good.
- But several significant negatives were not included such as, plight of young black males, pressure on schools caused by growth, need for more affordable housing, and more evidence of split between haves (ex. New big condos downtown and have nots; low income and disadvantaged).
- Missing too many negatives. Can't gloss over them and then address them successfully. Economic injustice. Environmental justice.
- I would say that as far as downtown does, we need to see more developments. More draw to the city. Although I believe Raleigh has come a long way, I would say it still has far to go. I think that Raleigh is too spread out. Although this sprawl adds to the chain of its green space. I was also surprised at the median income of \$51,000 for households in Raleigh. One would think that with such a high percentage of college grads, it would be higher. This says that we are neglecting/ not helping the Raleigh is true to the statement in part, but the description of Downtown failed to address a lack of retail, walkability, and serious transportation issues.
- Connectivity, transportation, continuity are currently suffering. Need to plan for better connectivity between work/live/ shop/entertain. This furthers the sense of community.
- Lack of retail downtown. Need to improve mass transit. Need to improve street system downtown. To get more access- connection over the rail tracks.
- Agree that mobility options are quite limited. Agree that car depending and VMT are high. Agree that there are strains on infrastructure from growth. Disagree that downtown is "vibrant." Not yet. We're just getting started on that so far. Disagree that the city is "brimming" with parks. It doesn't have enough parks-especially walkable local and neighborhood parks.
- Mostly, but I think the state of the city today should also highlight driving times and dependence on the automobile. This statement also doesn't fully address our need to keep up with growth and provide adequate services and public facilities. Growth management, in line with our sustainable resource capacity, is extremely important. The city today does not have or encourage enough neighborhoods, walk-to parks in newer developments, and is not doing our adequate job of natural The positive is that while we are growing we are still maintaining a high quality of life.
- Transportation continues to be a serious problem- loss of the proposed light rail system hurts but the NC railroad proposal has possibilities that should be encouraged. Better financing of schools and better planning of schools (County system).
- Overall, I agree and I liked the positive focus since this is a vision. I would like to see crime addressed especially in parks and greenways. I would like to find a way to tap into the highly educated population to promote green building design better infrastructure efficiency, higher density with mixed use and parks, transit, bike lanes. Etc. while providing affordable and equitable housing.
- The presentation was accurate in what it included, but I feel it left out a few of the problems. It felt more like a sales pitch than an overview to be used for a planning committee or seeking input from a group.
- Downtown is not yet vibrant- working on it, but not there yet. Downtown needs more services, grocery stores, drug stores, etc. for people who want to live there. Not city within a park, was city of oaks, now city that cut down the oaks, as roads are widened. Needs to balance affordable housing better.

- Raleigh is a great place to live, and downtown, parks and education are excellent. However "city within a park" is a terrible description as no trees grow on major arteries outside the beltline. Also- development is spotty in city limits and many people find it hard to afford housing.
- Generally agree- the state is what it is the more important issue is how to take the stated challenges and meet them. I'd like to see mention of the lack of mixed income levels represented especially in downtown, needs to be consideration in the current state.
- The "state of Raleigh" is more what we wish it was rather than what it really is. We wish were a city of oaks, but in the more recently developed areas that just isn't true.
- I am thrilled with the awakening of downtown, particularly the addition of residential development, however, there is still a lot that can be done. There are still many dead areas of downtown. Have to drive for shopping and groceries. I enjoy the many parks and greenways although they are very disjointed and cannot now be used for travel. Traffic for bicycles and pedestrians is extremely poor and dangerous, the roads seem to have been designed for only cars in mind. The transportation (buses) system is woefully inadequate. I have to take three buses and seventy minutes to get from the north end of downtown to NCSU centennial campus. It is a twelve minute drive.
- The city of Raleigh has many separate and unique areas. That's a good thing but in many ways the city is very disjointed. The city core of residents fight for and demand issues much different from those in the perimeter or the fringe. Without identifying the commonalities of working toward common/ universal goals success of a vital city would be lost.
- For the most part yes, strike the city within a park description. To agree with depiction of growth as a threat to resources and quality of life as well as a positive economic driver.
- Dramatically increase opportunities for affordable housing developers- Habitat for Humanity of Wake County to partner with the City of Raleigh. Result: Habitat is capable of developing affordable homes while meeting all design requirements thereby creating greater value for the community. Provide the following: Land- 2nd mortgage financing; and other financial resources that support increasing affordable housing for 1st time home buyers.
- Need to recognize the plight of those persons that the speaker noted- "13% of Raleigh residents live at or below the poverty line." The city should add info of associated problems with that statistic...i.e. +/- 40,000 people in our city live in poverty, 70% of those persons pay more than 50% of their income for housing. The gap of 15,000 units to be affordable to those persons. Need to recognize that we are "Third most sprawling city in the Country." Are we looking to move to #1 or #101? If we limit "developable acres" to vacant interior and peripheral land, we will become #1 worst sprawling city.
- The city of Raleigh growth in the future will be important to develop more situation to bring success and have more availability of career and residential within a close vicinity. Need more efficiency in transportation to allow for the growth expected. More accessible traveling such as greenway and sidewalk in communities.
- Needs more focus on the people. How is life for our people, who are we? We want infrastructure or other investment to match what we want for our people.
- (No comment listed.)
- I definitely feel we need to find away to keep Raleigh prosperous with a high quality if life- but also by balancing growth to ensure that we are able to keep much of our open space, that we encourage and provide incentives for non-sprawl growth, that we work to protect all of

our natural resources to ensure a healthy environment and that all residents are equally given the opportunity to prosper Largely great. Having higher education does not equate to great education at all levels. We must look to other cities to learn. Do not reinvent the wheel- even inexact examples are better to learn from than learning from scratch.

- The strengths that will continue to develop Raleigh, promote growth and inspire new residents and businesses, should be listed/ mentioned so that it is known exactly what makes Raleigh a city for the future.
- It is vague and written to not offend anyone while trying to describe the current state of development that is either going to: further sprawl until we are another Atlanta or take control of growth and prevent disastrous sprawl.
- The statement is somewhat too vague to promote specific feedback. I agree that growth has brought the economic prosperity but also threatens to overwhelm resources, quality of life and sense of place. I am very much looking forward to discussing the finer details and specific facts underlying these generalities. I strongly agree that the city must define a transit future.
- Need more emphasis on deteriorating effects of sprawl and the emergence of the positive effects of redevelopment and infill.
- I think that you are moving in the right direction addressing growth and the resources needed to harbor growth over the next 20 yrs is well received. My main issues: linking alternative means of transportation to bring outside counties into the city in an efficient manner. Providing a solid environment within the city for commuters to work, live, play while in the city. Control speculation on land use to keep prices at bay. High prices equals less younger people moving to the state. We have to provide better transportation so a car is not needed. We have also not addressed in a meaningful way the issue of affordable housing. We need inclusionary zoning and other incentives/ statutes that will create housing for 40% median income.
- We do need more affordable housing. Raleigh is not the city of oaks anymore. They come through to widen the streets cut down the beautiful maples and oaks and replace them with cheaper trees like the Bradford Pear Trees. Also we need more lighting on the greenways.
- Rather than saying "Raleigh must manage," I believe that a better statement would be one of the following: "Raleigh must leverage the growth," "Raleigh must take advantage of the growth." We should also build on its great strengths to increase its livability, tourism, work (employment), --
- The description of the state of Raleigh covers some of both the positive and negative aspects of the area. I think more emphasis could be placed on the strain on natural resources and air quality.
- The description is a bit optimistic in some respects and seems to certainly reflect what most of us probably hope for today and in 2030.
- Good review! There are serious issues of course, but it appears to me they are all being addressed. Good job!
- Downtown core also has a neglected periphery of older homes and minimal community resource. Could be "a city embracing a park" if Dorothea Dix property serves as a center park connected to the downtown core and numerous pocket parks also connected. Greater emphasis on transportation.
- I do not agree with the third paragraph - also recognize the monikers evoking images are not really describing reality. The biggest problem with the planning process for this city is that people in my experience do not demonstrate much shared value for the issues of managed

growth, sustainability, and conservation. There is so little critical mass or public outcry. Who is doing what to conserve water? I feel my efforts (in that area and others) and my values are unusual in the community.

- I don't understand it. The broadness does not lend itself to really describing Raleigh uniquely. Developers rule Raleigh. This means land development and money trumps people and their attempts to be humans.
- Need to strengthen reg[ulation]s re: tree preservation outside city limits. Need incentives to prevent destroying good old housing, moderately priced. Need trains (rail & transport) not based all on concentrations. If you build it they will come (residential development). Affordable housing is disappearing (i.e. the ratio of needs versus supply). Affordable Housing Commission is needed. (41% of Raleigh residents qualify as low income. 29% live below poverty line.
- I am concerned about gated communities and teardown McMansions. 80 million "boomers" will retire in the next twenty years- many will have determined Raleigh is an excellent location. Growth projections may be too low. Citizens "want green" but are "getting growth"- concerned that developers, are ruling the projects. Dix needs to be a 306 acre plan.
- It sounds good. I'd like it to be so, but it's not yet. We haven't been managing growth. Not enough green space. I'm concerned there aren't enough oak trees left. Do we deserve that name? True the downtown has renowned vibrancy, but not enough low-cost housing.
- I agree with the description of the state of Raleigh today. It doesn't cover that: We need bigger and more parks. We need unstructured space as well as structured space- we are not really a "city within a park"... Problem with vacant buildings and strip malls and infill (in older neighborhoods) is not covered in this description. We need to maintain the character of our neighborhoods so that we don't become a cookie cutter city. We need our plan to accommodate people of all ages and economic groups in a way that doesn't segregate them from each other.
- Would like to see language promoting green building included in plan. Possibly add incentives for LEED building.
- Infill can have a positive effect on Raleigh. The price of land requires the city to look at zoning by making choices to increase density. An example going from R-4 to R-6. This would keep projects more in scale with neighborhood. Also help to limit urban sprawl.
- But we need to more clearly define the current conditions- sprawl, density, place.
- But it's only a positive description. Raleigh has some real problems, like really bad air quality and really scary lack of water. I disagree that something is threatening our "sense of place"- any sense of place the city had historically has basically been obliterated by strip malls and McMansions. That's what people have moved here for over the last 20 years. What do we really want to be known for?
- Not exactly- emphasizing the core but also the system of neighborhoods. Also- affordability should be in this.
- The description is right on- very accurate with positive and negative.
- We are losing our greenness with teardowns and large McMansion projects. Neighborhoods that gave Raleigh its character and charm are disappearing. Ideal location for multi-story growth are being ignored because they are not in North Raleigh. Example: Fuller Heights.
- Positive.
- Social- cool stuff with no infrastructure- entrances/ exits, garbage pickup, traffic pattern/ parking.

- (No comment listed.)
- The city has good diversity but over the past 10 yrs. People have been increasingly segregated along ethnic and economic lines. This is a trend that needs to be reversed.
- I was disconcerted by the statement that Raleigh may/ will not need to find an additional water source. I would much rather see us live sustainably within the existing resources. I suspect that anything else- like building a new reservoir- will turn out to live far more financially and politically costly.
- I mostly agree with the description but I would add a negative: Raleigh has developed such that the poorer areas has remained in the southern and southeastern areas. We need to have more diversity in housing, shopping, employment, etc. So that we have diverse neighborhoods.
- (No comment listed.)
- I agree that the present state of Raleigh is positive. Yet, the challenges for the future are substantial (water, transportation, density growth, schools, safety, culture). Perhaps more time could be spent on some of these challenges. I would add the state of Raleigh's cultural offerings (public art, performance spaces, --) being considered.
- How growth can occur with transportation alternatives- transit, bikeways, expanding the greenway system. Improving pedestrian connections. This also needs to be a vision for 2030- how has it improved since the last comp plan & how can it still improve? How can dense growth help promote The state of Raleigh today population-wise was on target. The negatives and problems i.e.: crime, safety, etc. More focus on balance of uses in older areas that do not match and meet other areas as far as business uses and housing variety. More emphasis on green build/ design.
- However, I question the current state of downtown as a growing residential address in light of an informed affordable housing policy. In addition, the current state of the public school system should have been addressed as it relates to the impact that growth has on schools. Regional cooperation is a must to address schools, transportation and etc.
- I generally agree with the positive presentation of the city's condition. There should be more emphasis on the transportation problems. Information on use and final capacity of natural resources is needed particularly energy and water. Cost of infrastructure in relation to growth in the different areas of the city.
- Positive aspects were thoroughly and appropriately presented. Negative aspects were somewhat understated: challenges in the areas of transportation- alternative and linkages, water quality and quantity, open space- preserving it and paying for it, affordable housing, especially in the higher density modes.
- It's fine for a short general description of a huge, complex topic.
- It gives a good general overview.
- Begin with positive and stay positive throughout. Generally agree. Focus is on growth and managing growth, which is what it should be.
- I feel it is pretty accurate. We have to spend too much time in cars. Our density is too low, especially downtown. We should focus on infill not greenfield development. Don't focus too much on the median income. A lot of people still earn below that. Downtown is not yet vibrant.
- I do not. I think the best to look at is the original infrastructure of the city center, which has allowed for us to maintain a certain scale of intimacy and community. I think this allows for a positive expansion of the city in a manner that is suitable for the community.

- Yes- growing. Yes- the city has developed too rapidly in terms of maintaining green space and not planning for transit or equity in housing. I have seen gentrification effects- downtown, Peace St., Oakwood etc. Public bus system not efficient, traffic needs to be addressed. What about strain on public schools and other infrastructure?
- Raleigh is a fine city, but it is the regional aspect that must be addressed regarding water, security and air quality.
- Yes, I do agree with the description. The description is devoid of diversity (includes cultural, social, economic and regional); is there any? Also performing art mecca. Affordable housing has not been mentioned as well.
- I agree with the positive, not enough negative addressed. A sense of community is missing or has been lost in some areas and these areas need to be looked at in terms of overall goals for the city. Via rehab or additional close by amenities and transportation. And there were no mention of integration with Wake County/ Cary/ Apex, etc.
- Need to include statement about the political multi-cultural qualities of Raleigh, but also lack of affordable, quality housing throughout the area, and address improvements in achieving equitable distribution of desirable communities throughout and revitalization of blighted areas without gentrification. Improve the blighted areas for those who already live there rather than pushing them out. Only way to be a great place to live is for everyone who has chance for good quality home/work.
- Is mixed-use something that's accepted, a "given" as planning director Mitchell Silver stated- the recent elections in Raleigh and Cary wouldn't indicate this to be the case. The infrastructure: water, roads, schools, etc. that's needed in the future to support growth- how will it be paid for? Real estate transfer tax has been rejected in surrounding counties- how high can the property tax be raised? Other revenue sources are needed.
- Not detailed- general fluff. Basically- Raleigh has great buzz. Has already moved forward with downtown development.
- Vibrancy downtown? Loss of homes? Mobility? Greenways?
- Concern raised that low income, poor weren't positively addressed as they could have been with forethought. Internal maintenance of what exists...
- My comments were well captured by the group four note taker.
- In general yes. But the problems created by the very fast, low density, unsustainable development seemed to be glossed over. On positive side, the report did not highlight enough the strength of the Wake Co. public schools.
- Yes, but I think that we are at a critical tipping point.
- I agree with the majority of what was written. I think there needs to be a stronger emphasis on enhancing sense of place, exploring alternative energy sources, and maintaining affordability as Raleigh grows and develops.
- I don't think that Raleigh is a model green city- unconnected and small parks do not have many benefits- no wildlife, no connection, etc. Raleigh has an opportunity to really make a decision about "the place" it wants to be. Please do something about your horrible bike opps! Lanes a roust just end and a bike lane does not continue if you allow street parking.
- Our cultural identity is threatened but the lack of clear definition.
- The most important things that I take from this description is that Raleigh is growing fast, it is a blessed place with many assets, it has lovely parks, but that our infrastructure, natural

resources and livability will be real challenges as we grow. I am most excited to see in the third paragraph that we must protect natural resources, define transit and coordinate land use and transportation.

- Continue to foster interconnectivity of people, program, ideas, while trying to provide a healthy, natural, economic, beneficial community. How do we address the identity of the city/ neighborhoods and remedy any shortcomings of each specifically, social, economic, natural and it's Preservation of sound existing neighborhoods should be considered in evaluation of all aspects of the comp plan.
- I agree with the State of Raleigh presentation but more overall demographic information is needed for each planning district and citywide.
- Positives: Revitalized areas of downtown. Attitude for growth and density. Preservation of open space. CAC network. Diversity of Population. Negatives: Transit- at least within downtown. Affordable housing subject to same fees as market projects. Duplicative, inconsistent review processes.
- Generally yes, however, I think that if we are not careful we will overwhelm our natural resources. While we may be the city in a park, we need to preserve some of our parks as nature preserves. Not every park needs to be developed in the traditional manner (tennis courts, pools, baseball fields, etc.).
- Not noted as a green city. Not a city within a park. Not green and sustainable. Not brimming with parks. Where is quality of life? Sense of place is missing.
- I think the vision of the state of Raleigh is wonderful, but that what it is today falls short, especially in terms of sustainability and understanding of the ecological resources we have. To say that Raleigh is a model green city is negligent in the face of the environmental issues, climatic changes and the non-sustainable growth and transportation issues we have today.
- Yes, fast growing- but inviting the growth to come. I think word threatens is a bit strong. City of Oaks because lots of oak trees- is it really all the other mentioned? Brimming is a bit much. Define infrastructure for a lay person. Take 4th paragraph out because not about current state of Raleigh. It's telling us how Raleigh should be- I thought that's what we we're doing.
- I am not too sure about embodies environmental conservation. The traffic problems need to be addressed in this regard. The statement is extremely generic. Where's the "wow" bold vision?
- Raleigh is a city with a lot of potential. It will improve itself by having strong leaders who don't get caught up in the "politicking" of development.
- I agree with most of the aspects of the state of Raleigh today. The one area I have a problem with is the "city within a park" moniker that evokes images of -- statement. I would like to strive towards that as a goal, but I don't believe that image is a reality in the current status of the city.
- Manage growth by encouraging multi-use and multi-income communities. Ex. Pilot Mill. Light rail. RTP Rail to Lower I-40 Congestion. Dortha Dix= Central Park- Keep it a park for the sake of the quality of air and the future. Parking decks instead of parking lots.
- Yes, very positive.
- Raleigh is truly a vibrant City. Even the downtown is respectable, a rare small town atmosphere. The racial segregation is an issue and needs to be addressed. If blacks don't

gravitate to the "new" downtown or suburban malls, what down attract them? Upgrades need to address their interests.

- (No comment listed.)

## A.2 Vision Theme

- Sustainability is great-yes! But- last point is most important because an innovative attitude is crucial to creating plans that are new to our city's experience.
- The statement that development is the first and foremost value in (or for) Raleigh does not represent my values, nor the values of the others at our table on November 15. But I do value a maturation or advancing or flowering or unfolding of Raleigh characterized with equal opportunity and prosperity for all-regardless of color, ethnicity, religion, education, health status, income, etc. This is related to the Balanced Growth theme. I fear that the term Balanced Growth can be used to mean just about anything. I'd prefer you say something like "Growth all of our grandchildren can thrive with." The theme addresses "diverse residential neighborhoods"- I'd like to see more explicit reference to socio-economic and ethnic diversity. I'd like to see "balanced and phased" development also address affordable housing as part of Raleigh's infrastructure.
- Innovation, Education and Creativity drive the other two.
- Promotes growth in an environmentally friendly approach. Advocate participation in program development and use by more of the populace. Obtain some form of sports team- professional or semi professional.
- Balanced growth should keep in balance environmental and equity issues. It is important to plan for accessibility needs so to really include all populations, also to provide infrastructure to encourage diversity. Provide growth while keeping resources in mind, equity is very important to enrich quality of life of Raleigh. Develop reasons to stay in Raleigh.
- Balanced growth because it sounds like a place I would like to, and do live. Problem lies in neighborhoods recently built don't have walk able streets or convenient access (except by car) to anything. Address how to change this. Enhancement of SE and SW Raleigh- should include change to whole city- with high quality of affordable housing. Include greenway enhancements here and development piece should include green space set aside and attraction of skilled labor force. Add accessibility and green building requirements beyond federal guidelines.
- Balanced growth makes the most sense, though I do like the "cooperative relationships" aspects of the "Innovation" vision and I also think Raleigh needs creative solutions to the challenges it faces.
- Traffic, mass transit.
- Balanced growth using the water situation as a prime example when and if things are unbalanced no matter how great the plan things will always be chaotic. Nothing works without balance and pacing. Growth should not out pace resources, energy use, education, etc. If it does it could have a detrimental impact on the long run. Raleigh does not want to mirror Atlanta.
- Balanced Growth and sustainable design. Renovation of Hillsborough St. and downtown by growing and redoing. Earth friendly.
- I think that they are equally important. However, if city government doesn't stick to the plan and the politicians, especially, this is all a waste.

- (No comment listed.)
- Sustainability is the umbrella for growth and quality of life. The second bullet re: sustainable development needs to be first the other two bullets follow. Mostly I don't understand the thought behind the themes in this way- they are each so interdependent- balanced growth is not the same as sustainable growth- but is a subset of it. Sustainable doesn't just belong to the tree huggers.
- Balanced growth- preservation of Raleigh's history, development congruent with infrastructure, preservation of the environment to improve air and water quality.
- (No comment listed.)
- Curious if Raleigh will be able to maintain or enhance the area with high quality housing while maintaining communication.
- With more density.
- If this is structured then many of the other concerns will be addressed. Add concepts towards affordable housing and transportation planning that address diverse choices- some higher density, some lower density However- no where in this theme is there any mention of the rights and interests of property owners. We must balance the rights and interests of property owners with all of the language in the balanced theme.
- I would put sustainability and balanced growth together, and would add equity issues to both of them. A lot of cities will be greener in the next decades; Raleigh can make more of an impact and be a leader in this region if it aims to be sustainable across the board, amongst all its "diverse" populations and its "separate" issues ( transportation, economic development, education, etc.)
- Most critical. We don't want to follow Atlanta and do not need to for growth and development.
- I choose the Greenprint and Balanced Development with an emphasis on solving the transportation issues. I would like to see the Greenprint include sustainability partnerships with the county and other towns/cities in the area.
- I would add balanced investment. Don't put all our financial eggs in downtown Raleigh. Make Raleigh a city that is great not just downtown.
- All 3 are critical and hard to prioritize. Raleigh should be a leader/ model green city. Global climate change is biggest challenge facing us in foreseeable future. We should be a leader in addressing challenge.
- Need to emphasize equity issues. We have a poverty rate that is too high for a city with our wealth. What planning strategies can help? Incentives for redevelopment, transit, etc.) No one seems to agree on definition of balanced growth but everyone wants it.
- I think Green, etc. forms a basis and needs to be an assumed focus of growth, but most important is balanced growth. Balanced growth can help the environment and since we are going to have growth- we need to make sure that we are ready for it.
- I think that the issue of neighborhoods with mixed housing, retail and office/ business is the most important need. This would solve some of the transportation problems. Phased/ coordinated development of housing and retail as infrastructure such as schools, roads, and parks is essential.
- Maybe the second but all are important to focus on. The second one probably embodies many of the principals of the other two. I am not so concerned that Raleigh will fail with respect to

the third. The quality of our neighborhoods is more of concern, because it is very easy for those to decline quickly--especially thinking hastily-built suburbs.

- With more awareness of our need to foster local food supply and locally based businesses. We are moving rapidly into the era of scarcity in relation to water, fossil fuels and clean air. We will need to be able to feed our population more from local food sources as petroleum-based agri-business dwindles.
- I think this theme can include balanced growth, improved public transit, downtown revitalization as well as preserving open space, focusing on smart and green development. North Carolina is a very important state in terms of wildlife and endangered, threatened species. Therefore, we have the responsibility to consider the protection of our environment as we expand and develop.
- None listed.
- Support all three. Shouldn't have to choose 1. However, in pushing for balanced growth and green development, we need to make sure this remains a good place to do business and an attractive relocation destination. Those create jobs and economic opportunity from top to bottom and if we drive away newcomers and new business, all will lose.
- Balanced growth will provide the economic growth fund the environmental stability them and the third theme of innovation, education and creativity will and has naturally occurred for a growing city.
- They kind of all work together.
- Balanced growth because it would contribute greatly to environmental sustainability and innovation/education and creativity.
- Balanced growth is important because it impacts the other two themes. Education is impacted by growth and so is the environmental health of the area.
- Balanced growth helps address other themes, environment. Transportation services, neighborhoods. Innovation, attractive place for business is the engine to sustain growth and maintain. Raleigh is a great place to live, work and play.
- None of them are inclusive enough (why can't we combine all 3) but if I had to pick one I would pick the third theme. I don't like it in that it is purposefully manipulative to cause us to pick one over the other, when the obvious question that follows is "why don't we pick them all?" I mistakenly focused on the bulleted items under Vision. Balanced growth most aptly described Raleigh currently and should control the future shape of the City. The other two themes are either trendy (Greenprint? Come On!) or tangential (I,E,C) and can be accommodated in a modified Balanced Growth theme.
- Incorporate how these three attributes can drive sustainable development and balanced growth. Innovate our way to conservation of our limited resources. Continue to focus our wealth of creative talent to bring about growth and prosperity to benefit all of Raleigh's citizens.
- I feel that sustainability and balanced growth themes should be integrated and not viewed as separate issues. The issue of reuse projects should be addressed as part of the growth and sustainability themes.
- They are all really one vision and integrated to each other.
- 3rd: There is no mention of making Raleigh an attractive place to do business. Our goals for the city should be balanced with fiscal responsibility and efficient use of taxpayer dollars.

- (No comment listed.)
- Encourage and embrace diversity. Arts/ culture. Safe setting. Independently owned businesses. Set goals to achieve. Raleigh declares...will achieve...by... Set goals up front e.g.. Charlotte, Banking hub, RTP Research. What is the unique identity of Raleigh- e.g. trees. Leadership that brings us ahead- proactive not reactive. Preservation of historical badges. Themes- #2, set a date to it so citizenry is behind it. It's more powerful to declare something for your city. Be bolder in the vision- Be specific in goals. But leadership needs to be behind it.
- I would like them all interconnected- each supporting the other. One cannot exist independent of the other.
- Themes aren't clearly defined and are not rankable as one being more important than another. They are inter-dependent.
- Environmental Sustainability addresses many aspects of livability succinctly... transit, urban form, open space, energy conservation, parks etc.
- Planned growth. Open space- parks. Breeds for those living downtown- shopping, retail.
- Environmental stability. Yet all three are important and interconnected. Planning must begin with the land and urban infrastructure thereof. Everything else overlays that and must fit into those established patterns. Environmental sustainability must include ecological sustainability.
- Three themes are interdependent. Need all three. Green-sustainability. Balanced growth. Creativity and innovation.
- (No comment listed.)
- Most important hands down is affordable housing. As a teacher, I could not afford to purchase a home in Raleigh and I think that is a shame. If we want more jobs, and more energy efficiency, we need affordable housing so people can fuel this new revitalization. All three themes really are inter-related. Greenprint, innovation and education, and creativity, can all be functions of balanced growth.
- All three are important. I would add affordable housing and public art.
- The plan must have balance. With this, elements of the other two themes can be implemented. Plan should address sustainability.
- Affordable housing.
- Balanced growth is the most important. But the other two themes are also good, and are very compatible with the goals of the Balanced Growth theme. There is no reason why the Comp Plan cannot include all three themes. They are very compatible. Innovation and economic development- these result from being a great city and great place to live that attracts the very best labor force that can live anywhere it chooses. So if you do "Balanced Growth" and create a wonderful place to live, the economy takes care of itself. Add to balance growth: clarify that diverse residential neighborhoods means socio-economic, housing diversity, affordability, mixed income neighborhoods. Someone in our group said "Right now we have a 'City of Pockets'." Need a range of options.
- They are all important and should all be a strong focus of the Comp Plan; they are interconnected and important. Add: protecting natural environment in Greenprint. Affordable housing in balanced growth. Valuing citizen engagement and providing/encouraging public art in Innovation, etc.
- (No comment listed.)

- But accomplish this best by individual institutions, businesses, and government taking positive steps to improve the environment by focusing on enhancing the natural environment in policies, decisions, and investments.
- But with efficient use of infrastructure and focus on Greenprint (great word!). Creative and educational focus can help with sustainability and greening of Raleigh. Ideally, all three statements will be the new Raleigh. We need regional planning and cooperation. ( Whatever happened to Triangle J?) Can you get NC Institute of Government involved in looking at "green codes?"
- The point that emphasizes the use of conservation, efficiency and sustainable development. I feel this is the most important because if we use up our natural resources and pollute our environment. None of the rest of our vision points will matter or be attainable.
- Innovation... I think that Raleigh meets this now. Balanced growth- Raleigh doesn't meet all these items now, but it should! Having a goal for 2030 isn't much of a goal. Greenprint: Set the bar high-we should have already met the other two, lets strive for Greenprint Raleigh but I don't think that we will ever be a model green city. Chicago and Portland already are, by the time we make it, it will be standard.
- All three, but they seem to evolve the current plan and not take drastic measures that ensure a quality of life equal to today or ten years ago.
- Selecting one does not make sense to me- the success of the city's future lies in our ability to integrate all three visions as they are integrally connected. Must accommodate growth within limited natural resources. All three of these are necessary and vital and if not achieved we will be in a worse situation than now.
- The Greenprint is the most important theme. Without protection of our natural resources, we have no future. There has to be some reflection of Raleigh's history as we move forward, and supporting of the sense of community that history can bring. The three themes do work well together and compliment the goals of the others.
- We should have walkable streets, access to open space, community services, retail and employment in existing neighborhoods, not just new neighborhoods.
- All three probably have a part of the vision- each somewhat approaches the possible way for the community to focus on next steps. Raleigh still seems lost and with such diverse and unique focuses how does it become great for anything when the effort seems to be okay at lots of big ideas. Leading communities drive their efforts forward at all costs and many of those ideas would hinder greatness.
- Innovation, Education and Creativity and Greenprint Raleigh have momentum and incentives. Balanced growth is most at risk for being neglected as too many short sighted developers and city planning commission members still hold strong.
- Balanced Growth and Innovation, Education and Creativity. Provide the following: land; second mortgage funding; and other financial resources that supports increasing affordable housing for first time home buyers.
- Need to add "Economic Diversity" to the mix of new development, i.e., affordable housing targeted to these households at or below 40 percent of Area Median Income; balanced growth should also include and emphasize protection of existing land, existing streams and stream quality; transportation needs to be available especially to those persons/households most in need--linking housing to workplace to childcare to retail and shopping.

- Innovation, Education, and Creativity is very important. This will be a vehicle to progress balanced growth of environmental sustainability with school of higher learning in the area emphasis will be on that skilled labor force that attracts business. Economy research and technology will allow for skilled labor.
- Balanced growth can incorporate themes (probably vice versa). We are a community that functions well as an organic whole.
- Equity for all- 13% poverty not acceptable. Desperate need for affordable housing to insure all can live and work in Raleigh.
- I feel the first two themes are the most important; but I feel strongly that they are intertwined. If we think about growth in a different way instead of building more and building out. We think of it as using resources we currently have and remodeling or building up, we can grow in richness and depth instead of acquiring more and more land. Leading to more environmental, growth, and transit issues.
- Innovation, Education, Creativity are key to generating the economy that can support all other initiatives. We must have a city that attracts and keeps the most highly productive people in the world. Green should probably not be on our highest priority. People first.
- Theme number three is a great place.. This vision statement encompasses the most characteristics that I feel sets Raleigh's identity. However, I think that a lack of connectivity between the neighborhoods is lacking. As this statement currently reads, there is no mention of connectivity or corridors that link each neighborhood to the surrounding green spaces and communities.
- Growth and sustainability must go hand in hand. Why is southeast and southwest Raleigh mentioned individually? Are they to get more enhancement opportunity than northeast and northwest and central Raleigh?
- Along with others at my table, I see a need for the first two themes to be interwoven. Given the current cost of land, how can we consider land use as part of the effort to achieve balanced growth, especially in the statement "Newly developed areas will be diverse residential neighborhoods with walk able streets, and convenient access to open space, community services, retail and employment.
- Sustainability. It is the fabric and basis which should guide all of our growth decisions in the broadest sense, of course. Emphasis on that in 2030, Raleigh achieved sustainability levels partly due to a policy that supported redevelopment of land, particularly older industrial/ commercial sites.
- I think there are key points to all three that should be married into one theme- of the current themes I feel innovation, education, and creativity is one of the most important. In most prosperous states (cities) solid education helps to anchor residents to that area ( especially primary education) that in turn helps to bring more resources to the area as people are getting their roots. One comment: Raleigh's cultural and arts theme is severely lacking this needs to be addressed. When my wife and I come to the city to dine, we are amazed at the lack of activity and culture to embrace once you leave a restaurant. The city definitely sleeps.
- Balanced growth is a goal to aspire to and a green Raleigh can be planned (included) as it grows. ( No more "brown air" all summer.) To achieve balanced growth the comp. plan must be followed- not adjustable to suit a particular developer.
- Balanced growth I would like to see more stores for shopping downtown. Innovation, education, and creativity.

- We need to think larger and not compare ourselves between other cities. The population in 2030 will not have geographic boundaries. Because of that we need to focus on innovation, education, and creativity.
- The most important to me is the Greenprint Raleigh: Environmental Sustainability because with global warming, poor air quality and dwindling resources this needs to be a priority everywhere. I would add more emphasis on energy usage and conservation. Also recycling.
- Sustainability. This will be necessary to achieve a quality of life and allow growth to remain attractive to residents.
- More emphasis on quality of life. Need city government that reflects its citizens wishes.
- Embodies environmental development without it nothing else matters.
- Aspirational! If city embraces art, need a bus stop at the art museum. Raleigh has a long way to go before approaching sustainability any of these themes.
- None. Transportation left out, although it can be argued that transportation is a part of all three. If one must choose, I choose Innovation, Education, and Creativity.
- Number one values: need to have equity for all Raleigh residents. Number two is merely a goal (e.g. population outreach, water, 80% of area) Number three is for the few not those below median income.
- Save Dix property as a 306 acre park. Promote scientific/ technical firms and jobs, high pay. Water quality and supply very important.
- Environmental sustainability. The main reasons why I'm here tonight involves more green space, conservation, transportation- light rail. Feeling more apart of a community, community garden, e-support, local farmers since eating locally is key. Develop self sustainability throughout- connections.
- Needs to include keeping the 306 acres of the Dix property as a park. The vision needs to focus on quality of life and sustainable living. Rather than on development. Raleigh is the capital city of NC and should be developed as a model for other cities. We need the vision to also deal with transportation issues and availability of mass transportation and with health care- especially for mental health issues.
- Raleigh is not a green city. Our building does not typically meet standards set in Chicago, Boston.
- Green building- environmental sustainability durability will drive the overall plan.
- This is not a vision- too short range. What is the long term vision-what do we want to be? Then how do we get there? "No great city happened without design." Education- teach the plan in our schools.
- I'd like to see some emphasis on supporting small business/ new business, particularly green sustainable business in key development, like SE Raleigh and Downtown. Sustainability is number one for me.
- Quality growth. Add specifics about Raleigh- Capital City, universities, cultural hub for eastern NC.
- Greenprint Raleigh: environmental sustainability. The plan provides an opportunity to steer growth and density. We are far behind from a transportation standpoint. Need to connect to greenways. Need to improve bicycled pedestrian routes.

- Managing growth without domination but large development groups. Enhancing older neighborhoods in ways that complement our diversity (all types of diversity) Developing more quickly infrastructure. Retro fitting.
- Balanced Growth obviously this will dictate the flow of the other themes.
- Balanced growth- because it seems like you don't have a choice. I actually resent the question because you shouldn't have to choose- Balanced should represent all, or at least a little bit of all.
- Greenprint Raleigh- Environmental Sustainability. Why? Quality of life including safety, walking, public transportation. Energy usage (Better conservation.)
- Innovation, Education, Creativity and Green Growth. I think that they go hand in hand. Ultimately it is about quality of life and opportunity for everyone and equal access for all economic levels.
- Environmental sustainability, but that needs to be broadly conceived to include transit and transportation.
- Balanced growth with the fruits of our progress and development spread throughout the city. Schools and shopping and green space must all be considered simultaneously. We must not outgrow our infrastructure- schools, water, roads, etc.
- (No comment listed.)
- I support Balanced Growth though they all sound great. I chose Balanced Growth because it seems the most comprehensive, realistic and doable. I would add to balanced growth that interconnectedness of regions of the city be a vital part of the theme (light rail), greenways that are usable as true ways to move people such All three are great themes and visions to be realized. The city code will have to be revised to achieve these goals/ themes!! Where is the inspections staff- there should be representatives at these meetings to blend the Comp. Plan 2030 and implementation.
- Balanced growth: for SW planning district, I believe this to be of utmost importance. Appropriate redevelopment is key to promote health communities.
- Balanced growth with regional cooperation/ planning.
- Environmental sustainability. "That which is not sustainable will end." Add this statement: "Raleigh has controlled its growth and manages its water and energy resources so it is now a fully sustainable city."
- Feel sustainability and stewardship is most important. Much about our quality of life will degrade if we don't take care of our resources and sustain them. Add to resource conservation the idea of resource recycling.
- Greenprint: Environmental Sustainability. This has gotten a lot of lip service in the past, and it has gotten hollow PR. This time it needs to be based on science, and have measurable goals/objectives. What is meant by sustainability in this context must be explicitly established in both ecological and media contexts. Regardless of what the final CP turns out to be, I expect it will be possible to present it as being any one of these themes, or all of them.
- (No comment listed.)
- I support all three; mobility achieved through growth management, walkable communities and efficient transit system is important. Preserve the intrinsic qualities that the city possesses- historic, natural, recreational, cultural features rise to the top. Green development is key- water re-use LEED standards for new development.

- I feel the balanced growth statement is the most important. We should certainly make sure that there is infrastructure prior to approval of new development. We need more walkable, mixed-use, mixed-income neighborhoods.
- I support the theme of innovation, education and creativity. I think this area is lucky to have benefited from so many universities of higher education as a well celebrated arts scene. This helps fuse a creative and diverse method of city growth.
- Balanced growth because sprawl and decentralization in past twenty years have led to inequities in wealth, traffic congestion and overall conditions that lessen quality of life... need to reign in the seemingly uncontrolled development-preserve some green spaces-plan for denser sub centers possibly? If not we will morph into another Atlanta close tie with emphasis on culture and innovation-we need to cultivate exciting "place to be" vibe to attract growth and entrepreneurship.
- They are so connected- however we must have an environmental sustainability and balanced growth which will lead to innovative, educational excellence and creativity. Balanced growth if I must choose one.
- It will be important to have an environment that we all can enhance. It will impact our lives significantly.
- Balanced growth is the most important but must incorporate Green development and innovative, education, and creativity. Balanced growth will feed the other themes.
- Embodies environmental conservation, energy efficiency and sustainable development- I feel this is primary because if we don't make this the priority, eventually only those with money will be able to afford the basic requirements we all need. If we push growth over environmental sustainability, we will run out of resources. Recycling, solar energy options, wind energy, water conservation and addressing transportation issues are necessary for us to move forward to growth.
- I moved here in 1986 because of the innovation, education and creativity existing in this area. Greenprint Raleigh seems to be a subset of the bigger theme; that is balanced growth and how areas well developed maintain quality of life through provision of necessary infrastructure and how it will be paid for.
- What is important to me is smart growth with quality retail and support service (grocers etc.)- yeah for Ace Hardware! Safety is important on the greenways. How would police/ EMS access these greenways if needed? Also. Not marked well enough- parking.
- Affordable housing, 150,000 a teacher can't afford that. Link to young in downtown, retail where you live. Citizen engagement- embrace it- innovation, education. Public art. City needs to take action and be creative. Key institutions partner to jump start. Environment is also equally important- we haven't adequately addressed green building in the past.
- Be comprehensive in total aspects of life in Raleigh. Many aspects of Raleigh have accepted this viewpoint.
- (No comment listed.)
- Environmental sustainability. This is the big task of the next decade- and it can help us deal with growth, building models, schools, and transportation- our great need at this moment.
- Rethink themes. Sustainability/ Environmental- Social / Economic
- I don't think that any of the themes adequately address the city's need for the future. The first really focuses on environmental sustainability, the second on development, and the third on

intellectual and creative resources. None of these will work independently. I think that it is imperative to weave these elements together into one truly comprehensive plan.

- None. Merge sustainability requires all three. Make trail all the way around triangle area and you will make a destination point.
- Greenprint. But it doesn't stand alone! Without affordable housing, we cannot achieve equity and the social balance that reflects a healthy community. Use incentives to encourage sustainable development and neighborhood preservation standards.
- I picked this because if you have diverse, vibrant, healthy neighborhoods, you will have a more sustainable and more creative city. I would add affordable housing and a backbone of high quality transit and TOD.
- Growth needs to be better planned to provide an identity, to each area through interconnectivity of social, economic, and natural resources, to better provide the citizens with a physically, mentally, socially, healthy Regional plan is essential for process.
- Combine balanced growth and environmental sustainability.
- Variety of opportunities in multiple regions of the city. Introduce diversity into each region; can/ will incorporate environmental sustainability; this theme incorporates components of the other themes inherently.
- The most important theme is a combination of environmental sustainability and balanced growth. They both go hand in hand. Balanced growth should, if done properly, protect water quality and manage water quality as well. Good planning may be expensive, but will save money in the long run. You get what you Sustainability- the peak oil crisis will change our lives completely within five years! Where is our food coming from when we cannot import it from California. We need to support urban agriculture within the city. I like the theme of Greenprint Raleigh- the first paragraph. Raleigh equals a model for North Carolina.
- Sustainable infrastructure. I see this in layers. It is extremely important that the city's planning dept and society at large has a firm understanding at ecological processes as an underlay for development. ( Habitats and Habitat corridors, animals native to the area and their movements, water cycles, seasonal cycles...) Alternative transportation- very weak as it stands today. With growth estimates for 2030 doubling us in size we should be looking at retro systems ahead of time instead of in hind-sight. Better bus systems. Make city more walkable and bike friendly. Efficiency in recycling material, irrigation...
- Is key to maintaining character, individuality, interest, opportunity, etc. Need to work on tenses- are we today agreeing to this vision and themes for tomorrow (2030)? What does model green city mean? Can't say whether I'd agree or disagree with this. Add more clarity on what it meant by equity too? Next set of Without an emphasis on the arts the community will not prosper.
- It just makes sense on all fronts.
- I would like to focus on the Greenprint Raleigh theme. I think that the focus needs to be on the ability of the area to sustain itself, be self reliant and use its resources efficiently. Having said that, I think overall, every theme relates to each other. How can you develop a green city without being innovated and creative? Or be green and not have balanced growth. I think that the city should enlist the state government and universities to push the green concept. Having other key players join in on the concept will not only push the ideas along faster, but I will have the potential to bring the costs down through economies of scale.
- Environment. Balanced growth- focus. Dorothea Dix park our version of central park in NY.

- Transit to connectivity. Rail. Streetcar. Bus. Greenways. Bike infrastructure. Pedestrian infrastructure. Transit. Become bike friendly community. Land use. High density- mixed use. Transit oriented communities. Water quality. Conservation. Tiered Cogt. Canasity. Protecting. Buffering. Flood Plain. Water supply and water shield. Green infrastructure. Open space protection. Parks. Stream Buffer protection.
- Sustainability--this implies growth but includes the needed infrastructure to support it. There are absolute borders where no more spread can occur. Within this envelope where can the parks, high density housing, low income housing, office and industrial jobs be located.
- None listed.

### A.3 Challenges

- Patterns of development stopping suburban development and hopefully converting suburban growth to urban (curvilinear to grid).
- (No comment listed.)
- Affordable housing including safe, clean and accessible places for those earning less than 40% of the Area Median Income. We may not ignore the housing needs of low-income households, whether they be the working poor, or the disabled. But even if we did not care about our low- income neighbors as human beings, even if we used an economic model, it is insane to continue to plan for service economy that ignores the housing needs of the lowest paid workers. Our vision and themes should reflect a basic desire to embrace and nurture ethnic and socioeconomic and religious diversity, not just find ways to put up with it.
- Transportation/ Transit because of downstream effects on air quality, energy use, water availability, development patterns, open space.
- Remember that Raleigh is made up of numerous neighborhoods. Preserve their identity.
- Initiating and cementing cooperative relationships to balance growth and to include all. Also- to increase quality of life via accessibility. Build infrastructure.
- Infrastructure. Failure to keep up with growth. Water supply- incentives to use less, also allow gray water systems. Trash disposal. Electricity generation- dry alternatives to nuclear and coal field. Transportation availability- transit, traffic control system, pedestrian crossings, city use electric car system. City use bicycles. This infrastructure must also include cooperation with other entities surrounding Raleigh so annexation is seamless. Fitting in alternative transportation. Raleigh is too car driven. I worry that many older residents will be stranded once their health declines and they cannot drive anymore.
- Water conservation.
- Growth, drain of resources (water, education, energy use, land use.)
- Growth and bringing people to downtown and remaking downtown into an updated and up to par with a big city.
- That there is enough water, roads and schools in place for new development.
- (No comment listed.)
- Air and Water Quality. Quality of life versus economic growth.
- Multi-use. Multi-economic level community planning. Useable triangle mass transit. Balancing growth with infrastructure and environmental preservation.
- Leadership

- Affordable housing. Increase in mixed-use neighborhoods. Maintaining existing communities. Better transportation options. Mass transit. Starting with current system. Maybe making bus stops more comfortable. Rain and sun protection.
- Balance resource allocation between downtown and suburbs.
- Much of the development plan will not work unless collaboration occurs with county government and its joint taxing structures: school planning and public infrastructure planning.
- We need to make sure that we have a comp plan that ensures that we have policies that allow for growth in and out of the urban core. We should not sacrifice the suburban areas at the expense of the urban core.
- The big issues addressed (transportation, land-use, economic development, resource conservation) cry out for a regional approach. This plan should not be made in isolation from planning dept's in Cary, Durham, Chapel Hill and other municipalities.
- Sticking to the plan. Controlling out of town developers who want to maximize profit and leave. Transportation. Retain all water on each site equal to a forested site.
- Transportation and the collective carbon footprint. Equitable distribution of services including affordable housing, health care, education. Natural resources conservation- water.
- Mostly the needs to make Raleigh a quality city for all the average citizens throughout Raleigh and not lose sight of that perspective across the board on all issues. Also recognize that there is a financial ceiling.
- Growing up instead of out. Greater densities in appropriate land use transit. Resource management (water supply)
- I want to make sure that the comp plan embraces growth as opposed to limit/ regulate it. People will move to Raleigh in the next couple of years so let's make sure we figure out how to bring them in with the highest quality of life for all including saving rural spaces, increasing density of nodes, and allowing for future transit.
- Balanced growth. Revitalizing existing areas. However, another important challenge is protecting and enhancing the areas along the Neuse and the Neuse itself.
- The difficult challenge of promoting development and re-development that will remain desirable places to live/work/shop over the long haul. Also, how can you succeed at this without setting off spiraling costs for homeowners and business owners.
- Affordable housing embedded in prime living/ business/ cultural areas. Not pushed out to containment areas complemented by transportation areas.
- Improved public transportation. Improving protecting air and water. Balanced growth- taking into consideration all homeowners from high density/ downtown revitalization to suburban and larger landowners.
- Sustainable growth, historic preservation, transit woes, air and water quality, implementation of (No comment listed.)
- (No comment listed.)
- Traffic. Already too congested will be worse with growth. Greenway preservation. Water sources.
- Affordable housing.
- The lack of exclusionary zoning. Adoption of inclusionary zoning will encourage the development of affordable housing. We currently do not have an adequate supply of affordable housing in Raleigh to meet the needs of lower income citizens.

- Maintaining small time feel in a big city environment, sense of community in all areas. Transportation network to support centers of communities. Like downtown, Cameron Village, North Hills, Crabtree Valley, Brier Creek, Triangle Town Center, 540, Louisburg and on and on...
- Smart growth and sustainability. Implementation of a more thoroughly integrated transportation network that actually takes people where they want to go efficiently.
- Intelligent mixed use zoning. Accessible, clean, green, affordable, transportation options.
- Intelligent mix-use zoning, re-use projects supported, accessible, clean easy transportation.
- Walkable city. Affordable housing. Independently owned businesses. Incentives for opening shops and restaurants. Our current offerings are not diverse or affordable.
- Infrastructure: Expanding roads, increasing the water supply, handling rain water runoff and preserving the available supply of water. While maintaining fiscal responsibility and keeping taxes low.
- (No comment listed.)
- Preserving quality of life without compromising future growth. Economic opportunity for all. Infrastructure- roads, water, transportation, education, crime.
- Method of development balance between neighborhood- those who live there and developers who prefer the quick financial gain but don't live in the neighborhood. Growth without preparation- should be proactive v. reactive. Demolishing of older neighborhoods. Mass transit- locally and regionally. Protection of natural resources. Sustainability.
- Sustainable land use. Affordable housing. Multi-modal transportation.
- Implementing urban form citywide.
- (No comment listed.)
- To integrate all of the elements of the comp plan, as well as the admin and mgmt system that will make it happen.
- Transportation. Look at transportation-based planning in other cities (Portland, DC).
- Transportation: Multi- model transportation.
- Affordable housing. Less strip plazas and less urban sprawl.
- Affordable housing. Redevelopment of eyesores like Capital Blvd. Beautification through art, parks, Balanced growth. Need to invest in infrastructure to support reasonable growth. Only by growth can we invest in the things that will make the city great.
- Eliminate dead end streets. Connect streets across railroad tracks. Pocket parks. Linear park parallel to railroad tracks.
- Stitching the pieces together- connecting the great places with walkable urban fabric. We have great places scattered all over the city. We need to connect them with walkable streets, retail in areas where it's lacking, mix of uses, active streets. The parks, the nice neighborhoods, the revitalizing downtown, the employment centers all need to be stitched together somehow to make a great overall place.
- The plan should have an ecological health and sustainability chapter that dovetails with other sections of the plan. It should totally disallow development in the floodplain and address environmental stewardship as the foundation of the rest of the plan.
- Traffic and Lifestyle
- Continuity of programs that are already in progress. Let things evolve and develop and improve rather than trying to stop a program and substitute a completely new program.

- Means of implementing the plan- will Raleigh use form based codes? Will Raleigh encourage enforcing or encouraging water use restrictions, recycling, etc. Will Raleigh be able to encourage green building design? Where will infrastructure come from?
- Two challenges: regional mass transit, regional water quality and drinking water supply.
- Provide buffers or transitions between existing communities and new higher density or different use development and between new wide roads and existing neighborhoods- even if it means buying out perimeter properties to provide a buffer to the remainder of the neighborhoods. Providing alternative transit-walkable, bikeable, mass transit.
- Public transportation and alternate transit options (biking, trails) that provide cross-town availability (connect greenways). Water conservation.
- Growth, transportation, environmental sustainability, affordable housing for low (subsidized) and moderate income levels. In downtown, long-term solutions that provide more than a band aid. To cure water issues, diversity of land uses.
- We need to protect natural resources and existing communities. Preserving our qualities of life while we grow needs to be the focus. Finding ways to fit all the new people into one area without overloading our roads and other utility.
- Public transportation and roads friendly to cycling and walking, particularly in the downtown and university areas. Adding and connecting greenways.
- Is it a plan which guides the future or a mandate of what will occur on a property? Equity between downtown and surrounding areas- focus on unifying elements between different areas.
- The disproportionate impact of the NCSU student populations on the permanent positions of W and SW Raleigh. The pattern of up-zoning that ignores the Comp Plan.
- Affordable housing. Homeownership for first time buyers. Habitat is ready to meet this challenge with the City of Raleigh as a key partner.
- Affordable housing targeted to those making less than 40% AMI. Making the city the best that it can be for all residents. With a special emphasis on increasing the quality of living and life for those in most need. Private sector can provide housing for those making 50% AMI and above. We need to plan how existing and new development will handle housing for those making less than that.
- Most pressing issues concerns balance, growth, transitions between community as growth occurs. Water is another issue. It needs to be addressed for sustainability in future to maintain growth.
- Add a communication component for vastly improved city-wide information sharing and community decision making.
- (No comment listed.)
- The balance between growth as more people move here and environmental sustainability. I envision a thriving, exciting city with a lot to do and many places to live and work- while also promoting sustainable living. I see walkable communities, mass transit or green travel options. Citizens living and working in close proximity.
- Protect the appreciation of the value of my home. Do not take action to devalue my home.
- Affordable downtown housing. Professionals, students, singles, etc. Retail development plan for downtown.
- Significantly reduce the use of private auto.

- Affordable housing- diverse residential neighborhoods that are designed to promote community and sense of place.
- Redevelopment and infill while retaining our urban character; use of underutilized, previously developed land.
- Employment sector diversity. We need to bring the right mix of employment sectors to remain competitive in a global economy. If you look at the effect of the bursting tech bubble on Raleigh and the outer lying counties you can see that putting your eggs in one basket sets the city up for a fall. No jobs equals families moving to states with growth.
- Preservation of open spaces and fragile areas before they are gone. Start with Dix. Public transportation even if it must be for free.
- Enfield [infill] lots. People wanted or developers wanted to squeeze houses or house in between two big houses. Taking care of the older neighborhoods. Working closer with landowners when having to widen city streets.
- Transportation. It should be a living document, so there should be a clear and transparent process for adapting it to changing times. A project should not be held up because on a small vocal few opponents, but rather should be determined by the public at large.
- Conservation of natural resources, sustainable and renewable energy and air quality.
- Sustainability. Encouraging and implementing sustainable principles and practices.
- Citizens input respected by city government. Rational respect to views expressed.
- Devise an environmental overlay that addresses the complexity of issues that will sustain and allow for healthy growth i.e. Greenprint.
- Becoming a national model of a green city. Marshalling values of community to support small Public transportation.
- Create an affordable housing commission to consider inclusionary zoning, land trusts, to public transportation for the 40% of median area income in the population.
- Area needs to promote technical/ scientific. Innovation/ invention firms and jobs. Create design competitions- winner will be exposed to venture capitalists. Create firms- creates technical jobs. Good salary jobs. Do not promote tourism/ service/ low pay companies and jobs.
- Sustainable living- public transportation, accessibility, community gardens- green space- water- local food. Need to be green & sustainable ASAP!
- Healthy growth. Sustainable neighborhoods. Public transportation. Parks, parks, parks equals green and open spaces. Conservation. City government that responds to citizens and not to money and business alone. Economic integration in neighborhoods. Better use of what we have and not just abandoning old buildings and building new ones. Renovation. Water issues. Food issues. Quality of living issues.
- Urban sprawl reduction by allowing more dense zoning closer in to the center of the city. Community wide transportation service. Airport to downtown and all of the new development there.
- Destination, travel, recreation, entertainment- all great cities provide public transportation to experience the city. Example- Portland, San Francisco, Washington, Boston, New York City.
- The pattern and quality of growth of our city. How to connect the plan to our public and private Friday, January 25,
- Sustainability- Environmental, economic, social. This is strongly reflected in housing. We need serious requirements mandated on developers and in transportation.

- Balanced Growth.
- Increasing density in a way that encourages the development of transit options and walk ability/ connectivity.
- (No comment listed.)
- Resources and possibly what growth can help us pay for all the improvements. For example, tourism. With the new convention center will the current population have a huge burden to bear in building infrastructure for a larger city in 2030.
- Transportation. Create shoulders. Reduce the time spent waiting at lights. Create roadways that cross town. Without entering the beltline. Create more opportunities for walking instead of driving. Create mass transit/ light rail. Think through parking lots so that there are more than 1 or 2 entries/ exits. Get abandoned cars off roads.
- Energy usage. Water usage. Preserving open space.
- Balancing the ethnic and income levels across the city. Removing the pockets of disadvantage. Also infrastructure and natural resources.
- Environmental sustainability is the framework for everything else or should be. But other key challenges: building a sense of shared investment in the future. Keeping diverse job options. Permitting locally owned businesses. Finally its really important that comp plan be implemented.
- To balance the need for infrastructure with the explosive growth, water, roads, shopping, schools, greenways, parks, etc.
- (No comment listed.)
- The most pressing challenge I would like to see to comprehensive address is transportation management. This challenge of transportation would be addressed along with the challenge of developing and encouraging smart, dense growth along transportation corridors.
- Balanced growth- housing, green space, transit, natural resources, schools, infrastructure- all depends in how growth is balanced. Also- how to incorporate new growth in the current infrastructure- in the current growth patterns.
- Balance affordable housing, university balance, balancing zoning, redevelopment. What current zoning is vs. comp plan desires?
- Regular updates and balance between market and plan.
- Managing growth along transportation corridors and preserving open space. Maintaining adequate natural resources- water, energy, open space. Developing the political will to enforce the master plan.
- Integration of Raleigh's Comp Plan in a broader regional planning context. Also meshing the comp plan with Raleigh's guidelines, codes, and ordinances. Actually carrying out the comp plan- implementation.
- Implementation. This CP is just a piece of paper unless the implementation tools are designed and managed to bring it to fruition. Will this CIP, Zoning Regs, Impact Fee Program, Subdivision Plan Process, etc. revisited to insure they are up to the task? If these do not support implementation then the CP will not be realized.
- Pre- planning road networks in new development areas rather than letting developers do it. Limiting development based on our resources.
- Implementability. Champion methodologies to maintain the vision in the long term. Reducing variances will be a challenge. Need stick to-it-iveness.

- I think both affordable housing and infill development are equally important. We must begin to redevelop some of the shopping centers and low density/ unsustainable areas with infill and increased density will help with walkability, mixed use and transportation issues.
- Develop internal mass transit. Bus system.
- Natural resources protected. Affordable housing. Transit that functions and moves people to destination. Maintaining high levels of public schools.
- Water capacity as we grow and air quality through attentive transportation options.
- Availability of affordable housing. Water and sewer issues.
- Comprehensive balance growth plan is the important immediate need as this will create skeleton structures for future growth during the next twenty years. Revamping existing shopping areas, emphasizing walkability of old and new neighborhoods. Rethinking public transportation can get creative and think outside the box. Why long buses on main roles. Why not short buses on secondary roads. Less intrusive but more roads.
- Mass transportation is an issue that needs to be addressed- you cannot build enough roads to sustain the anticipated growth if everyone continues to drive to alone. The reality is that this whole area commutes in one direction or another- either is to Raleigh, Durham, Chapel Hill, towards Fayetteville- traffic is horrendous no matter which way you go, throughout the day.
- Infrastructure and how do we get it built- too much decisiveness- need to come together to achieve and come to consensus about the common goal. Build proportionately. New retail should have adequate and spacious parking. Don't block entries- assign no left turns. Unnecessary.
- Affordable housing. Walkability. Mass transit improvement. Parks- downtown, pocket. Also- ID[entify] "our soul"- What is special? Neuse River, open space, neighborhoods. City- stop development (moratorium?) No water. Balance growth. Might hurt economy. Vacant shopping centers- stop approving-Capital Boulevard. Streets in bad condition- Capital Boulevard. Infill the bad areas, not great neighborhoods. Get Dix. Stop approving Capital Blvd. redevelopment infill. Infill the bad areas not great neighborhood.
- Housing and transportation; presentation of Boylan Height and Oakwood Historic District.
- Predictability. Buy-In.
- Control of development- be sure we have schools, water, roads, and transportation in place before new development. Building and planning with a strong emphasis on energy, efficiency and reduction of CO2 pollution. New water use plan- tiered rates? grey water? Something better than what we have now.
- Financing plan. Everything else becomes meaningless if no money.
- Adaptability. We must ensure that today's development has the potential to be adaptable to future needs. For instance, the interconnected street pattern and relatively small block size of downtown makes it possible to redevelop and revitalize structures to met changing needs of society. The current standards of outer ring development (cul-de-sacs) and excessively large parcels make redevelopment/revitalization nearly impossible.
- What does Raleigh really want to be- and what is it really willing to do to support this? How are you going to incentives people to change dvt [development?] and behavior?
- Follow through with the comp plan once approved at all levels of government- including city council and planning commission.

- Create an urban growth boundary or at least a line beyond which no new development will receive water, sewer and services. Mixed use and infill development requirements. Comprehensive transit plan that is funded. Greenways, bike facilities, pedestrian facilities. Neighborhood schools, let's not bus our kids all over the county. Schools build community.
- Fostering denser growth with more connectivity. Interconnectivity of programs. Enforcing through incentives- enforcing for what goals.
- Transit oriented level use that conserves existing neighborhoods. Balance incentives and controls with respect to development while directing development and redevelopment (truly manage growth to realize vision). Reg[ulation]s vs. incentives.
- Sprawl- Managing and Balancing growth.
- Simplifying the plan without making it more consistent with zoning ordinances and trends. Affordable housing and how it can/ needs to fit without existing communities.
- Preservation of open space that is sparingly developed. Make the city more accessible for walking and bicycling.
- Accessing food supplies and policies relating to this; i.e., greenbelt zoning, community gardens, zoning regarding food production in the city, etc. Open space preservation- specifically start by obtaining and preserving all 306 acres of Dix.
- Sustainable infrastructure which is developed over an overlay of local ecology/ process. Innovative design based on sustainable incentive. Let's make Raleigh, the capital city of North Carolina, a model green city, not only for North Carolina, but for the rest of the USA. I think when you look at the design of the city in sustainable terms, encourages density in the downtown core-local, small markets, etc. You will also get character, vibrancy and cosmopolitan identity we look for.
- Address the contradiction often present between desire for development, growth (up not just out), equity and environmental protection with the requirements to actually develop. Usually governmental requirements- often stifles innovation.
- Traffic!
- Hillsborough Street. It hasn't really improved in the last 15 years. Run down stores with no theme. We need a cooperative between NC State, store owners, and government.
- I think the most critical long term aspect of the plan has to be transportation with water being a close second. These are really the keys to making Raleigh a livable and sustainable city. Seven years ago when we moved to Raleigh, you could reasonably get around the city without much trouble. Today it's gridlocked almost everywhere you go, with forecasts that it's only going to get worse. A transportation plan must be set up so that it is not only efficient, but convenient to use.
- Transportation. Transit based codes. Incentives for mass transit. Safer bike routes- safer pedestrian ways. Weatherized bus stops- rain protection. Light rail- let's do it!
- Land use. Develop in high density land use patterns mixed used multi model transportation oriented, that protects the environment integrity of our land, air and water quality.
- Transportation--getting people where they want to go both inside and outside the region. 2030 means a much more intelligent roadway network.
- Infrastructure, affordable housing, transportation. Economic equality.

### A.4 Other Comments

- If the mayor could lead the charge in promoting/ facilitating new practices that would help and provide a person to focus on for leadership. Ex.- Mayor Daley in Chicago, we could have someone who was really spearheading new things.
- I think that you should mail true, false or multiple choice questionnaires to every household with pre-paid envelopes with a few basic questions.
- Thank you.
- (No additional comment.)
- These meetings are very positive.
- (No additional comment.)
- Your community profile tellingly does not include any public transit figures- only airport and heavy rail. Also- should include recycling, waste statistics, including water supply and water treatment. Ages and disabled populations weren't mentioned- elderly disabled populations are rising due to good schools and senior attractions.
- Thanks for asking for the community's input.
- (No additional comment.)
- I would love to have a clear picture of the plans for SE Raleigh.
- Plan was vague on how it will address these issues. Extremely vague.
- (No additional comment.)
- (No additional comment.)
- Rodger Koopman said he came to listen, he left halfway through the presentation.
- The small landowner's rights and needs should be balanced with the developer's financial interests.
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- Community land trusts... What about that?
- Let's not fight about the folks that do not show up and speak at the workshops. Don't know how you get to those folks- but they have a voice too!
- (No additional comment.)
- (No additional comment.)
- Environmental literacy is a huge block to getting citizens to change their behaviors in the face of the climate change challenges. I propose the comprehensive plan include a plan for educating the public in the fundamentals of environmental accountability and individual responsibility.
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- Would opt for more meetings that are not as long. Would prefer a later start, at least 7:00. Maybe a little more spacing for discussion groups, because there was some competing noise.
- Thank you for creating the forum! Very much appreciated.

- Important to set regulations/ standards for developers including: mandatory green smart growth. Implemented into development. Mandatory green spaces included in large development plans.
- Consider form based zoning for downtown.
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- 2030 Comp Plan should strive to eliminate the current comp plan's overlapping area plans research from some projects recently worked on have featured at least three levels of various comp plan, area plans and neighborhood plans. For instance- very inefficient for clear application of guidelines and requirements. Not to mention those draconian urban design guidelines. Goodness gracious!
- Great session! Thanks. For future meetings you might want to start with some questions around what we want to be in 2030 then go into the vision and theme Q&A sessions. It felt a little like we started in the middle and the end. Do not grow the city into another large, unmanageable city. Keeping the small town feel in a well planned city should be a major goal. Raleigh is unique and it should stay that way.
- (No additional comment.)
- There needs to be a comprehensive study of individual commuters. The study would analyze each household and not just how far they commute, but where they live and where they work. Increased density does not solve the transportation infrastructure problem. If people choose to live in certain parts of town and their jobs are not nearby. You can not force people to live next to their place of work, so you need to understand what the people of Raleigh will do with mass transit before money is spent on light rail or some other ideas. The plan needs to make sense, have a good business case and serve the people who would use it.
- Historic preservation is so important. We have created a non profit to promote restoration of the three-city owned cemeteries. They are open space venues, they are a part of our history as our ancestors and those who helped build the city are buried there. See our website (No additional comment.)
- City staff is extremely professional.
- (No additional comment.)
- Very important to address regionalism in the comp plan... how do we fit within Triangle? We need to think more regionally, particularly with land use, transportation, water use, open space, etc.
- I am attending city college this workshop is a part of the program.
- (No additional comment.)
- (No additional comment.)
- Missing representation by economically disadvantaged residents. Very easy for higher end residents too migrate away. Dorothea Dix is important. Sprawl is bad.
- (No additional comment.)

- Raleigh should set the bar high for our future. We could be Paris, Vienna, or any other number of great places if we plan and sell the idea to the citizens of Raleigh.
- Great initiative. The city needs to refocus.
- Need to focus on one planning district at a time. I thought that this meeting would focus only on the central district.
- Great workshop. So glad we're doing this.
- The city does not seem to be a good steward of natural resources. We should identify our most valuable landscapes, ecological areas, natural resources and protect them and plan around them. The comp. plan should set up a special category of parks for nature parks for passive recreation and environmental education and awareness. These nature preserves should include our most valuable natural heritage areas. The city should also be a leader in doing environmentally sustainable, LEED certified green building and encouraging the private sector to do the same.
- I hope that we will continue to encourage feedback from the public as a whole, and this does not fall on deaf ears.
- Is the present comprehensive plan the proper foundation for the new comprehensive plan?
- Very good presentation and group discussion. Thank you for providing this meeting. Great wrap up at the end also.
- (No additional comment.)
- If we are able to put in the effort to create a comprehensive plan, then we need to use it. If parts of it are based on collaboration with other jurisdictions then we should have written agreements with those jurisdictions. Road widening should not be allowed to create bottlenecks compared to where Raleigh's jurisdiction stops. Share the road is not a good policy- people are not effective speed bumps. Sidewalks should be on both sides of the street- no one should have to cross a five lane road Think bigger.
- These visions are good and they are what must happen to help our city grow well. This is the minimum. We need to think more about what is next beyond this low hanging fruit. Hire a sustainability coordinator and staff.
- You need to make sure that the development community signs off on this plan. If you don't there will be fights on each new project.
- (No additional comment.)
- Is it a plan or a guide? What are the unifying elements that can be shared citywide? Get rid of Cad's- they only serve individuals, not the residents of the areas.
- (No additional comment.)
- Habitat in Wake County is the 16th largest Habitat affiliate out of 1700 in the USA. We welcome the opportunity to help the City of Raleigh meet its need for affordable housing.
- Need to make special provisions to bring in comment and concerns from those populations in our community who are in most need. Those who are homeless and making less than 40% of our AMI. And who are least likely to know or be able to voice their needs and concerns. Need to have implementation plan, who will pay for new growth. Need an environmental impact assessment, how what we are doing and planning to do impact all aspects of our environment. Need to look at county wide and regional perspectives on transportation, affordable housing, and environmental quality.
- (No additional comment.)

- With citizens- try out some testing of concepts like exactly what does the retail people talk about look like, how exactly does it function? How green is green- compare with other places, scenarios in detail. Create a template for homeowners associations, citizens groups, civil groups to talk about the issues and give feedback.
- (No additional comment.)
- Thanks for giving us the opportunity to discuss these pressing issues.
- I am reluctantly politically active because some activists want to eliminate rights and reduce property values.
- (No additional comment.)
- (No additional comment.)
- I live in Cary but have my civic life largely in Raleigh and believe that regional growth will greatly impact my community. Community engagement and citizen participation are critical to our sense of
- neighborhood and place; please continue to be innovative, creative, inclusive, and responsive in communicating with us as the community. Let's continue to work on sounding like Raleigh, not just some generic entity. That takes as many voices as possible.
- (No additional comment.)
- Keep everyone who cares informed. Leverage our backgrounds, needs- opinions which is what you are doing now but must sustain in years to come. Create a city that never sleeps. Make downtown more vibrant... Good luck!
- This was a very well run and productive meeting.
- Need tougher laws on landlords.
- I think you need to have a focus group of just developers, both large and small. There should be both large and small because they came into and deal with different issues.
- Thank you for opening this process to the public and encouraging community and individual (No additional comment.)
- Great workshop!
- Fascinating process!
- Good job moderating at the table!
- (No additional comment.)
- Thanks to the City of Raleigh planning department.
- Good process!
- Thanks for giving us this opportunity to share and talk with each other. Makes me feels proud to live here. Lets make Raleigh better and more sustainable.
- A plan for Raleigh deals with more than accommodating growth and development. The city needs to set up some important guidelines for this growth. Neighborhoods and facilities for the people to gather for R&R. Parks should take priority. We need to use what we have to renovate before building more. Water availability and quality and food availability need to remain important issues for our new Raleigh plan. City needs to be more proactive and not just reactive.
- Incentives for green building must be addressed before developers will take that direction.
- Green building movement is the biggest economical opportunity since the post WWII economic environment.
- In order for any plan to work- we must change our ways. Live closer to work.

- You need to do active outreach to low- income neighborhoods. Folks struggling to get by can't come to meetings like this and don't have web access. But I can't speak for them, nor can anyone else who came to this meeting. Thank you for doing this- it's hard work.
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- Why does it seem so difficult to find out what's going on around there? I don't see them taking advantage of advertising and marketing of fairs, restaurants, businesses, or other social events.
- After you update the comprehensive plan, please update the development code, then enforce the Another important issue is communication between city departments so each department knows what the others are doing.
- (No additional comment.)
- Thank you for hosting these meetings.
- (No additional comment.)
- Well done. Run on time. Concise. Very productive. A good sign for the comp plan.
- (No additional comment.)
- How is the comp plan going to be enforced/ implemented/ incentivized?
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- Please pay attention to what people are saying. Don't be afraid to do something bold and creative. You may piss some people off now, but it will be worth it in 2030. Oh- and affordable housing.
- (No additional comment.)
- Great ideas- thanks for the invitation.
- Reduce the size of CAC- maybe tie size to voting districts, but not necessarily district boundaries.
- No more taxes.
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- (No additional comment.)
- Top three issues and opportunities.
- No!
- (No additional comment.)
- (No additional comment.)
- Push to get more people involved.

- If we're planning Raleigh for the next generation, I think we need to think about how we can get the next generation, our youth, involved in the planning process now. How can we design for the next generation if we aren't including their input in the process now?
- (No additional comment.)
- Why didn't city host these meetings in the city community centers?
- I'd really like a community garden near Avent West, more park and rides see Durham's ordinances, a downtown trolley, and more arts and community events. One day, I'd like it to be commonplace that I don't use my car everyday.
- Increase the number of reasons to visit downtown. Increase connectivity of citizens and amenities. Move attractions to the denser areas to allow more citizens to utilize them, or provide means of transportation to the attractions to allow more citizens to visit them. Move the RBC Center and Art Museum to downtown or provide better public transits to these destinations. Provide recycle bins for the other forums.
- (No additional comment.)
- (No additional comment.)
- As an affordable housing developer, it would be very beneficial if the city would consider the following for projects that receive city funding. Waiving permit fees, or other fees. Streamline the review process for site and building permits. Petition the county tax office to keep property taxes at the lowest level. Provide incentives for development in certain districts.
- (No additional comment.)
- The workshop was very well run; the groups were too big.
- Vision statement- Development needs to be sustainable. As it is currently presented development seems to have a higher priority over sustainability and environmental conservation rather than an equal balanced weight.
- I hope we have opportunity to discuss vision and themes again before these become our vision and themes. We didn't have enough time to recommend/ digest with enough opportunity to agree that these are our vision and themes. Have recent surveys been done as to public support for mass transit- including the cost factor of tax payer dollars?
- (No additional comment.)
- Have each area work on where they live, it would have a greater impact because people have a vested interest in that area. I have less of an interest in North Raleigh when I live in University Park.
- I would like to see a similar meeting on the transportation issue. I think it would benefit the city to have a couple of meetings where people could kick around ideas on how to solve our transportation issues. I personally believe that the answer lies outside of the conventional wisdom that is prevalent in the transportation field today. Thank you for taking the time to read this.
- Yes, the east of Hillsborough street in the University district where I make my home, has remained decrepit for the last eighteen years of my residence. I suggest ordinances that require redevelopment or just plain fixing-up and making useful... abandoned buildings... or heavy fines. Property owners would have to upgrade/ improve these decrepit buildings, or sell them. There has to be a financial motivation or punishment, or these property owners will continue with doing nothing... and nothing
- Thanks.

- A special section on how Raleigh functions in the region is important--the comp plan should deal with both the watershed and the commute shed.
- (No additional comment.



## B Table Notes

### Table Notes

**TABLE # 1: November 13, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Raleigh has changed a lot, integrity is to remain
- Embrace growth with diligence; leave it like people left it
- Liked “Economic prosperity and equity for all” goal in presentation
- Concerned that 95% of housing was built after 1950. Only 5% reflects history. What are we if we don’t have history to refer to? We should focus on historical preservation of whatever is left
- Look forward to a great plan that is visionary, green and complementary
- Important elements - Transit, VMT for sustainability, rail corridor to connect Raleigh-Durham, N.Raleigh, Atlantic Avenue, WakeForest
- Look at available land for higher density
- Transit to greenway, ped. Bike connections
- New comp plan for bicycle, more \$\$ for sidewalk grid
- NeuseRiver deserves attention. Economic potential, sustainability around river. Greenway perspective real asset for community.
- Water is a critical component of future
- Conservation, Cost, Capacity (CCC) key for focus
- Definition of Raleigh is accurate, portrays what we see in past and future
- Emphasis should be placed on regional growth and city’s place in the region
- City should be bikeable, walkable, greenway trail system should be inter-connected
- Presentation missed the following: general demographics (age), health statistics, VMT per person, crime statistics
- City needs strong Affordable Housing Plan, 13% of people live at or below poverty line (30,000) of which 70% pay more than half of income for housing
- Children are impacted by homelessness; City should take more active role in addressing this issue and build partnerships with Human Services, Schools, County. Currently city’s role is weak. AH is dumped on CD depts. Work plan.
- Emphasis should be placed on who pays for the implementation of the plan
- Timing is perfect for the new plan. We need to do a better job of balancing short and long term plans. Maintain high quality of life. More transit choices should be made available, protect older neighborhoods & newer developments (TND’s)
- POST COMMENT SHEET online

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Balanced growth received high ranking, followed by Greenprint Raleigh

- We do not want to be Atlanta, we should balance growth. Inside to outside connect everything. Suburbs to city should be interconnected, more density and mixed use development
- Balanced growth leads the other two items on the list. New developments that is economically diverse to be encouraged.
- Increase streams, adequate stormwater, and natural protection – Conserve and protect natural resources and reduce environmental impacts of development.
- Assessment of what we have; strengthen Downtown
- Left out transportation item; transit line to focus on higher densities, clusters of Affordable Housing
- Keep taxes low; Downtown skyscrapers will do it
- Emphasis on redevelopment and not edges; we are the third most sprawling city in the nation
- Missed vision for growth. A physical vision integrating transit, open space needed. We need to stay ahead of it.
- Demand for products, innovative type of industry
- Bring together what whole vision calls for
- Changing economy, energy, open space limited. Better ways to get around through transit options.
- Market for smaller homes, lots
- High quality of life- stay ahead of curve
- RTP is regional innovation. Economy is driving. We have limited resources.
- No mention of cultural activities. Where we locate attractions. City should be exciting, sexy. Tourism should be encouraged to attract knowledge workers
- We are a green city, we should try to be more unique
- Parks and greenways to be nationally recognized
- Interconnectivity for bicycle, peds, cars
- Integrated land use to encourage high density
- Quantity and quality of water; protection of buffers, natural yards
- Green roofs, LEED certified City
- Bike able community
- Balanced growth – interconnectivity
- Plan to manage traffic – traffic management
- Street networks- street design is important
- Stress retail for Downtown. We need density to create vibrancy
- Embrace and bring people in to enhance the quality of life in Raleigh
- Collaborate city transit with schools, public transit to serve people of all ages
- Regional approach to Affordable housing and human services

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Land use – high density, mixed sue, multi-modal, environmental quality by land, air & water, transit oriented land
- Urban sprawl

- Comp plan should guide not control demand. Should have flexibility in a market perspective and not be too restrictive; mandate 5 year update; should balance developers' and residents' expectations
- Providing affordable housing for those at less than 40% AMI
- Environmental planning
- Sustainable land use pattern that is sustainable economically; look at mature cities for what they have and what they don't; start thinking differently about what it costs to provide services, maintain QOL, build infrastructure

**TABLE # 1: November 14, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Good presentation but missed the Finances part as it explains what we can do
- Balanced growth needed to prevent urban sprawl
- Crime, parks stats to be included
- Anti-sprawl focus where dev. Is going
- Downtown development, more residential options needed, affordable housing, parks & rec.
- Parks in DT, maintain city & parks status
- Dense dev. along transportation corridors in downtown
- Mixed use & high density development nodes
- City of Forest to be maintained
- Land – social, cultural and economic entity
- Balancing existing zoning V. future land use
- Presentation accurately hit the positives - underemphasized water, traffic & crime
- Growth pattern is scary, we will run out of natural resources soon
- Include transportation alternatives. Manage growth with elaborate bus system, extension of greenway
- Embrace affordable housing policy in downtown revitalization
- Impact of growth on schools – regional cooperation with WC public schools
- Raleigh should be Green and environmentally responsible
- Alternate modes of transportation should be encouraged – walking and biking
- Missed population trends- it is changing
- Water situation is really challenging; education situation should be addressed
- Lack of highlighting challenges
- Promote redevelopment inside developed older neighborhoods
- Sustainability should be multi-pronged – not just transportation, building code, green design into Comp plan and land use
- Why are people coming here- analyze the reasons

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Balanced growth scored high, followed by greenprint
- Global warming; talk more about energy conservation
- Recycling policy – make it easy for them
- Balanced growth leads to sustainability
- All three points are important
- Mix of housing, incomes and services
- Just green won't serve equity
- Basic infrastructure schools, transportation helps environment too
- Education, technology, partnership between university & business
- Change CODE OF ORDINANCES
- Raleigh has to limit its growth & manage its energy sources so it can be a fully sustainable city. Greenways are integrated into regional system
- Theme should be emphasized on education, innovation, technology & creativity
- Manage growth not limit growth
- Street cars, corridors to be identified
- Disconnect between Planning & Inspections Department
- Add to balanced growth – pockets to be connected transportation & inter-connectivity
- City should be cool. Do you think of it as cool? Next level- public art, university should have a key role
- University should not be in competition with the City. Higher amenities. Competition with NC State
- Would university students like to stay here?
- Regional planning – disconnect between jurisdictions. Triangle would continue to grow with regional cooperation
- TC's model of Portland's Form Based Codes

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Urban sprawl – property rights issues. Development should have predictability
- Transportation – plan corridors first so higher density and development work together
- Natural resources – water, maintain high QOL
- Implementation tools – CIP, zoning districts, subdivision regulations, implement the plan
- Mass transportation or density (which comes first)
- Balancing affordable housing throughout the City. Transportation, uses & services, university, zoning; what is it now to what is more appropriate.
- Integrate into broader regional context
- Managing growth
- Preserving open space
- Maintain adequate resources
- Enforce master plan
- Residential, retail, commercial growth
- Regular updates of the land use plan – 1-2 year tracking; holistic & up-to date

- Present programs better
- Challenge is implementing it. CODES and pulling it all together

**TABLE # 1: November 15, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Very good presentation
- Stormwater issues were missed out
- Concerns – mini neighborhoods to work together, concerned about senior population, diversity of population – how can it be addressed, toll roads
- Left out key relationships city, wake county, schools. Should incorporate what schools plan to do
- County and city relationship. Population needs, transportation needs, affordable housing
- Good big picture present
- Environmental impacts of development not emphasized
- Older neighborhoods 1960's inner ring needs attention; Five Points area not kept well
- Enforcement of rental properties, subsidizing housing
- Prefer higher density and mixed use
- Education & greenways is strong
- Struck by population density. Reverse trend by getting people clustered
- Schools should increase density
- Regional perspective to planning. Cooperation with surrounding communities, regional growth
- Stormwater issues
- Preserve open areas
- Target areas that have issues
- Different densification is needed
- Addressing services – service delivery systems, pre-planning should be done. Capital Blvd. Corridor concerned
- Connect greenway systems and streets
- Increase infill
- Regional partnership should be encouraged
- Water quality and quantity is a serious challenge
- TC-5-07 double density on site, applicable everywhere. Net effect is good. Heavy traffic implications however.
- DT revitalization – more transit needed
- Affordable housing – review process, fee system. Development process is complicated
- Recording process could be simpler and easier
- Disabilities are increasing. Accessibility is an issue
- Health care and support services
- Parks and rec. facilities
- Politics of the area should be factored in
- Inclusionary zoning should be addressed

- Gentrification
- Security/ safety. City has it all
- CAC program is good. Dialogue happens
- Diversity should be addressed. 200 countries are represented in Raleigh
- Traffic patterns should be studied

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Balanced growth ranked high followed by greenprint

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Where you live determines your choices
- Plan for accessibility issues
- Balance encompasses all sections
- Growth talks about people who live here
- Preservation of open spaces
- Water
- Development patterns
- Transportation issues and choices
- Increase Quality of Life
- Cooperative relationships to have plan for a balanced growth
- Preservation of natural resources
- Infrastructure through cooperation
- Accessibility of pedestrians and bicycles
- Natural resources preservation
- Retrofit what is already built in Raleigh
- Protect identity of neighborhoods
- Alternate transportation modes

#### **TABLE #2: November 13, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Concern about downtown growth spreading into adjacent neighborhoods
- Too much stress on rich and educated people
- People living in downtown concerned about being turned out by gentrification
- Misunderstanding of eminent domain: is the city going to turn people out of their homes?
- Concerns generally about downside of downtown growth
- Why isn't there any retail downtown?
- If there's no retail downtown, how will downtown prosper?
- There are too many restaurants—unbalanced development

- Downtown better now than it was a few years ago, though
- With all the wealthy and educated people in downtown now, why isn't downtown more vibrant?
- There aren't enough mobility options
- Destinations are too scattered in Raleigh
- Too much time and money spent on car travel
- Need to stress more walkability and transit
- Many areas of the city becoming economically segregated
- No affordable shopping in central Raleigh
- Layout of the city not efficient
- Shopping and services are all located in suburban locations
- We are used to long car trips
- These issues can't simply be solved by a new highway or a commuter train
- The land use/transportation relationships are very complex; there are many factors
- Don't want a commuter train if the tickets become too expensive
- Buses aren't time efficient—take too long
- Want big signs downtown showing where things are
- Trees or big signs? Trees!
- Attractions, such as Walnut Creek, are too far out, too suburban
- Raleigh just has a scattered nature—there are lots of things here, they are just scattered all over the region
- Yet, it's still relatively easy to get to get around
- There aren't as many parks as you would think from the numbers in the presentation—need more small, neighborhood parks
- A big problem is having infrastructure keep up with growth

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- All of the visions sound good.
- We stay competitive if we are a great city
- All three of the vision statements together have an inter-locking effect
- Balanced growth is important
- High tech development is important
- Green buildings encouraged, but benefits will be curtailed if we permit sprawl
- Mixed income neighborhoods needed—now too segregated economically
- Mixed income neighborhoods would make the city more dynamic
- More cultural diversity needed
- Unaffordable to live here. Housing very expensive downtown but there's no supporting retail
- Service workers cannot afford to live downtown
- Middle class is being squeezed out into the suburbs
- Lack of retail in central area a big problem
- Housing costs are growing astronomically

- There's not enough affordable housing downtown to balance all the new expensive housing—more of an income mix is needed to support downtown retail
- Need to provide housing for students and artists
- Students shouldn't have to live far away from schools
- Note link: balanced growth, innovation and education
- Museum middle school doesn't contribute anything to downtown life
- Affordable housing should be stressed
- Innovation section should stress citizen involvement
- Public art is not stressed—need new ways of approaching public art since previous attempts have failed
- Teachers can't afford to live in Raleigh
- Subsidized housing is being replaced with market rate housing—poor are being pushed out
- Of former subsidized housing residents, only senior citizens can work the system to stay in their old neighborhoods, by living in seniors-only assisted housing
- \$150,000 is too much for the median house cost
- City should take more of a role in making these things happen—need innovative brokering for economic development, creating retail opportunities
- No private actor will take these risks—City should be as activist as other cities in the country
- Don't need a Whole Foods—need a Kroger instead

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Natural resources should be stressed
- Affordable housing should be stressed
- Walkability/transit improvements should be stressed
- Downtown pocket parks needed in Glenwood South and Warehouse District
- Define what is left of what's special about Raleigh
- Too much of a rush to facilitate development—infrastructure and environment are suffering as a result
- Need balance
- Too much vacant space in older shopping centers—sits vacant for too long
- Some streets are in bad shape
- Dix Hill should be a park!
- Shouldn't build new shopping centers when old ones sit vacant
- Capital Blvd. should be redeveloped—have a real boulevard with mixed uses, higher density
- Look for the not-so-great places and improve them

**TABLE #2: November 14, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- The downtown core is not vibrant yet; services are not there yet

- Greenways aren't continuous yet
- Affordable housing—need more moderate/low income housing downtown
- Services—grocery stores are lacking in the southeast and southwest
- Lots of undeveloped land—need infill
- Need more focus on sustainability
- Transit/walkability connection is important
- Should be possible to live and work in same vicinity
- Raleigh is not a city in a park
- North Raleigh is not a city of trees
- Concern about the loss of tree cover
- Too much stress on widening roads, yet when roads are widened it's too late
- Widening of roads ruins neighborhoods
- City should take the lead in the region regarding transportation issues
- Road widening is a band-aid on a much bigger problem
- Bus service is too slow, easier and more time-efficient to drive
- Not enough transportation alternatives—should plan for more options
- Need more diversity to promote economic development
- Many older trees will be dying out soon and will need to be replaced
- Lack of affordable housing is a worsening problem—we are losing affordable units constantly
- Trees won't be able to be replaced one-for-one
- There is a stigma attached to affordable housing—okay outside of my neighborhood
- Affordable housing should be integrated into more expensive housing areas
- Subsidized and affordable housing are different things
- Can increased residential density offset the rise of housing costs?
- Density strains infrastructure
- Hope 6 projects usually lessen density—loss of affordable housing
- There should be set-asides for affordable housing in development projects—the city should take a role in this, especially downtown

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Balanced growth is the most important theme
- Need more retail downtown
- Each person has a laundry list of what he wants from growth, but little understanding of development economics and integration of all factors
- Goals for 2030 are no different from current goals—nothing new
- How can we be a model for green development and sustainability? Other cities are already way ahead of us on these issues
- The stated goals are very ambitious, but we need more than just generalities
- Cannot attain these goals without a plan; the Comp Plan should be that plan
- Need a diversity of economic options in addition to high tech

- Urban form designations are not enforced — plan may say focus area, but area becomes totally built out as apartments, for instance
- The city and NCSU don't interact enough
- All the local colleges and universities should participate in primary and secondary education
- Raleigh has lost its sense of history

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- The most pressing issue is the need for transit
- Roads shouldn't be only for cars
- We need to identify and protect environmentally sensitive areas
- Everyone should have easy access to grocery stores and other services
- Raleigh doesn't have much ethnic diversity
- Homeowners should be protected from road widening
- New development should have proper transitions to older, established neighborhoods
- Protection of older neighborhoods not stressed enough
- Need water conservation—where will our water come from when the population doubles?

**TABLE #2: November 15, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- The representation of the city given in the presentation was accurate
- City within a park? Never heard of this before
- Raleigh is a remarkably green place
- The amount of growth since 1980 is very remarkable
- Most people's concerns are very specific to their immediate neighborhoods
- The presentation wasn't specific enough
- Creedmoor Road shouldn't be considered as a model
- Yet Creedmoor Road is much better than Capital Blvd.
- So many strip malls! Too many!
- Development should intensify, not sprawl out—don't need so much space taken up with surface parking lots
- Current development patterns aren't environmentally sustainable
- The city should support downtown and other vibrant centers, such as North Hills
- Better to have more, smaller parks, or something like Dix?
- Need more information on how the city is handling growth right now
- Need information about how the school system is planning for growth
- Need for revitalization of defunct shopping centers—too much of new retail is further and further out in the suburbs
- City should change its regulations and processes to embrace growth between downtown and the suburban fringe

- How is the city's policy about annexation related to sprawl?
- How are brownfields being addressed—it seems that there are so many brownfield sites lying vacant
- Lack of affordable housing has become a big problem
- Infill should be encouraged, and the city's regulation of infill should be changed accordingly
- Raleigh shouldn't become so expensive that people have to live a two hour drive away
- Infill restrictions keep density down—not a good thing
- Much infill is less dense than the existing context
- Huge new houses cause the loss of neighborhood personality
- There isn't enough of a focus on the region—the new comp plan should address regional issues such as water supply
- What partnerships has Raleigh made with the other towns and counties in the region?
- There has been a lot of investment in some areas, but right next door are blighted areas

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- The green goal is the most important—environmental sustainability, water supply, air quality—these provide the matrix for all the other goals
- Balanced growth is the most important goal
- The northeast area is in need of balanced growth
- Transportation issues—need much improved regional transportation system
- Need less commuting
- A transit system of some sort is needed
- TTA didn't plan to service some of the major destinations in the region, such as RDU—was doomed to failure
- Will the new comp plan try to build up around the old TTA station sites?
- We should try instead to choose logically where development concentrations should occur and can be served by transit
- Transit systems often try to force human nature into an unnatural system—should take human nature into account when designing a transit system—want a system that people will really use
- Need a mix of transportation options, including work at home
- Want to build communities with integrated uses, live/work options—North Hills is a good example
- In Toronto, there are various transit modes available but people still prefer to drive
- How can we even imagine what life will be like in 30 years?
- Innovation and education are important to creating a good business climate
- Our schools and trees are advantages
- Housing here is too expensive
- There is too much traffic
- It's dull—there's little to do
- More immigrants will add needed cultural diversity
- We need benches and shelters at bus stops

- Emphasis on public safety—we are a safe place now, we must make sure we stay that way
- Poverty rate is too high—we should leverage our growth and assets to lower the local poverty rate

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Growth and the city's annexation policies—how are infrastructure and the environment affected?
- The new comp plan should choose wisely where growth should be concentrated—not helter-skelter development
- Can roads handle the traffic generated by high intensity development?
- There's no money to pay for transit—how can it be funded? Through some kind of local tax district?
- Need a regional mechanism for funding transportation improvements to by-pass legislature's rural-oriented bias
- Water supply is a big issue
- Water quality in the Neuse should be protected, even outside of water-supply watersheds
- The Neuse is not treated as the amenity and focus it could be
- Need protection of some open space around the periphery of the city—don't want all the towns to run together like L.A.
- When current arena ages out, new stadium should be built downtown
- How much of a tax burden will citizens support?
- Need to prioritize investments for maximum benefit

**TABLE #3: November 13, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Sustainability – character is at risk as development occurs. Protecting character is correct, what should we protect?, could develop inventory of what gives City its character
- Growth and economic prosperity can be a threat to overwhelm quality of life, sense of place should be enhanced (like a big city), how do we get that sense of place like a big city without the bad qualities of a big city, could also look at similar cities and their situation 20 year earlier (We are unique – we had looked at other places before, not many similar situations)
- (transit rider ship is a numbers game, we should look at other options, such as staggered work hours, working at home, flex time, etc., should look at impact of development regulations, they were less in the past)
- Defining a transit future is critical, agree with this point. Have to have dense growth and a sense of place and transit (like Portland)
- Overall statement is vague, it should be more defined/detailed/have stronger language
- Things should be ranked, can we rank these in importance? We need to have smart building as well as parking and safety for greenways
- Looks like it is presenting what should be done at the end of the section. May want to revise to concentrate on the present
- The idea of the reuse of existing spaces is missing

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- (Note: our group had questions on the definitions of equity and sustainable development, Ken Bowers presented working definitions)
- Sustainability should be thought of when redeveloping both land and buildings
- Balanced growth and sustainability must go hand in hand
- Growing doesn't always mean growing out. Development can be vertical or stacked
- Infill and teardowns are concerns from the neighborhoods in the increasing density issue
- Capital Boulevard is a location that can receive increased density
- There is a contradiction when it comes to density – multi-family versus large and expensive homes; neighborhood character versus higher density
- The word density has changed. It is not well defined and can mean a variety of things
- City will thrive if we continue to attract similar people and jobs. Innovation, creativity, and education are important. The City will receive benefits from attracting these, especially tax benefits
- Need a description of what a ModelGreenCity is
- Use of tense in these statements is important

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Need intelligent mixed use zoning
- Need to protect the increasing value of our homes
- Redevelopment of land past its first life and use. It needs to be sustainable
- Leverage smart growth tools with better housing options, housing in new ways and forms, and accommodating low income residents
- Consider the character of the City as it grows. Capital Boulevard is prime real estate. Need to attract "smart" retail
- Significantly reduce the use of the automobile
- Green, affordable, clean transportation options that are accessible to all segments of the population (especially the aging population)
- Communications infrastructure
- Community decision making, need to engage more people
- Retail development plan for Downtown (non-restaurant)
- Address contradiction between desire and requirements for development regulations
- Destination retail, need develop retail market
- Vibrant Downtown, what is definition? It is a combination of things

#### **Common Discussion Topics**

- Enhance and improve the quality of life – smart/intelligent/quality
- Need to advance and take action
- There is confusion or lack of detail or definition in these documents. Need more information to review and evaluate

**TABLE #3: November 14, 2007****Do you agree with the description of the state of Raleigh today, positive and negative?**

- Agree with statement. It is a city within a park. Need to preserve open space in small neighborhoods as well as large spaces for the whole city. Need more.
- It is a misnomer to call it a city in a park. City should be green and sustainable. We shouldn't pretend, but aspire to be a city in a park
- It is difficult to call Raleigh home because I don't know what the quality of life is. Transportation needs to be friendlier and have more options. It is not a great park system, need balance as well as large celebration spaces
- It is a non-committal statement. Need to manage growth, but we are not doing it. We are not keeping up with infrastructure
- While in this rapid growth period we need a neighborhood exchange and to address infill development as tear downs are a neighborhood concern. We should also be careful about gated communities
- When businesses leave, no one is reusing the old buildings so we have a lot of vacant buildings
- Infill and tear downs, development should fit in the context of existing neighborhoods
- Need landscape asset management, valuing old growth trees (value what we have)
- It is not a City of oaks or trees. Need better regulations for saving trees. Also need to address tear downs as it is elimination affordable housing
- Regulations on tree cutting are burdensome, have questions on the jurisdiction of Raleigh's tree ordinance
- Scope on the state of Raleigh. When developers have a lot of influence on Council there will be no change
- Green and sustainable building, City should be addressing it
- Water crisis, there should be incentives for residents to implement water catchments
- Dilemma of growth versus conditions and impacts. We want more green, but we are getting growth. City is growing out, not growing up. Design is critical for density. How do we grow a denser city with the amenities we want
- Growth – publicity is attracting growth. We need to be a denser city
- 3rd paragraph. Don't view Raleigh as a City in a park
- We have an aging population and the growth projections are conservative
- We want green, we are getting growth
- Quality of life is important. Need to preserve neighborhood character with infill development

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Don't consider these visions. What is the City going to look like? What will be the pattern of growth, infrastructure, place?
- Needs more specificity. Quality of life is main point. Environmental conservation and sustainable living should be mentioned
- Impact on environment goes hand in hand with development. Should mention something about education

- Concept of Dorothea Dix as a park, like NYC's Central Park. This opportunity should be added
- Third one is desired, but some neighborhoods are not attractive. Gal should be to have equity in attractiveness of neighborhoods
- 2<sup>nd</sup> statement about quality of life – balanced growth makes the City attractive
- Recognition of quality of life – what was recognized?
- Development has negative connotation
- Raleigh is the State Capitol. We should not send mental health patients away
- Accessibility – transportation choices should have better accessibility
- Light rail is important for balanced growth
- Vision should be that we are a model for all of the State for sustainable and green building

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Maintain neighborhoods and have good (accessible) transit
- Affordable housing and transportation
- Encourage sustainability
- Encourage sustainability
- Connect plan to public and private investment. Pattern after quality growth
- Make Raleigh a destination, improve public transportation and accessibility for visitors and the general public
- Food is an issue. Should be locally grown. Where do we grow it?
- Development should be self-sustaining
- Need to be proactive and set up infrastructure so we won't be growing like we have for the last 50 years. We also need to address tech issues
- Education
- Green and sustainable development, transportation and food
- We should be a green city, education for the whole community
- Rate of growth, building coverage, impervious cover, and water quality
- Health of all systems, incorporate an environmental overlay to address environmental issues
- City government that responds to its citizens
- Green issues, economical equity
- Sustainable infrastructure, innovation in design, ecological impacts
- Public transportation
- Promote jobs in technology and innovation, maintain high quality of life

**Common Discussion Topics**

- Sustainable green development
- Issues of water and food supply
- Energy and land use
- Air and environmental quality

**TABLE #3: November 15, 2007****Do you agree with the description of the state of Raleigh today, positive and negative?**

- Known as tech center and it's a key component of the area
- Statements are not negative enough, urban blight should be addressed
- Planning and development are not equally applied throughout the City. Some neighborhoods lack amenities that others have
- Make development requirements/standards the same across City, give accessibility to features people want. Cost and affordability are issues.
- Strengthening a community benefits all of Raleigh
- Keep community feel in neighborhoods
- Economic differences exist in having amenities. Some can pay for them, some can't. Some neighborhoods don't have money to maintain them
- Nothing talks about cultural diversity or identity
- Nothing talks about arts or culture
- How do poorer areas play a role in the larger community. Low income people are being pushed out of Downtown and Raleigh in general
- Lip service is being paid to affordable housing
- Multi-cultural diversity should be highlighted
- Talk about City's attractiveness
- How do we make it possible to make amenities possible for all residents
- Quality of life

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- 2<sup>nd</sup> is most important, environmental conservation. If you don't have it, only people with money will have access to it
- 2<sup>nd</sup> is most important – water conservation
- Parks and green space. City takes too long to identify and the purchase/develop. Availability of parks is an issue
- Balanced growth – need to incorporate green and sustainable development
- Innovation and technology should be sustained
- Balanced growth in non-residential industries around the City
- Balanced growth feeds into other areas, such as arts and technology
- Vision –what will it look like? Structure? Work within City limits, buildings can go up in height
- Balanced growth and land use issues
- Environmental sustainability

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Congestion of traffic and transportation

- Maintenance of existing neighborhoods and quality of life, assistance to areas that need help, smart growth
- A plan that is easy to interpret, smart growth and sustainability
- Involve other communities, incorporate better communications, address issues now
- Water issues, housing affordability/availability
- Infrastructure, water, sustainable growth before annexing
- Affordable housing and inclusionary zoning
- Traffic and miles traveled
- Create small town feel within large city, maintain quality of life. Can plan be implemented?
- Infrastructure needs – how do we pay for them?
- Implementation of long term goals
- Affordable housing and transportation (expand bus services first, add more buses)
- Growth is inevitable, but we don't want to lose our green spaces. How do we grow our open spaces?

**TABLE #4: November 13, 2007**

*Opening Comments*

- Will there be a parks update with the comprehensive plan. (Response yes)
- Nervous about the plan simply being a “guide.”
- Several participants expressed their desire to see adherence to the comprehensive plan.
- Comprehensive plan should address public health.
- Concern expressed about state not being bound by city of Raleigh zoning.

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- What does Raleigh do to improve intergovernmental cooperation? The city must do its best to coordinate with county, region and state. This must be a part of the comprehensive plan.
- Balanced growth is critical.
- Central Raleigh has some areas with good form and it would be nice to see better form outside of the central area.
- It is important to link land use with transportation. Public transportation is increasingly important, but current land use (sprawl) does not support it.
- Cultural, architectural and built environment should be protected and enhanced, not just the natural environment. Historic places give Raleigh a sense of place.
- Regarding the third paragraph – Raleigh must do more to promote sustainability. Raleigh can do a better job as a leader in sustainability.
- Important to consider future transit routes.
- Fourth paragraph should be placed somewhere else.
- Raleigh must consider variety of ways to fund transportation. We must have a funding mechanism in place. What type of transit system should we fund?

- How do you differentiate Raleigh as a city to appeal to outsiders? What will be Raleigh's identity?
- Raleigh should work with Durham and Chapel Hill to brand and promote the region. The cooperation of the universities is a good example.
- Raleigh lacks "common places." A good example of a "common place" is the neighborhood park in the Cameron Park neighborhood. Some of the city's aging parks must be revitalized. New neighborhoods need common places. Raleigh residents should be within a half-mile walking distance of the nearest park.
- There should be a relationship between developers and parks.
- Growth is threatening our identity.

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Innovation, education & creativity is the most important theme.
- Balanced growth is a framework for the other two themes. The other two can not happen without balanced growth.
- Affordable housing element should be included.
- One participant would like to scrap the three themes of the draft vision. Focus of sustainability. Sustainability is about more than the environment. We must consider environmental, social and economic sustainability.
- The third theme is the most important. Raleigh must promote creativity.
- The greenprint is most important. This matters the most in the long run. "We are in a time of crisis."
- Raleigh needs more mixed use. A mix of jobs and housing is important. A sense of community would improve with more mixed use.
- Several participants concerned about Raleigh losing character with growth.

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Connectivity between new neighborhoods is very important. New neighborhoods in the city lack good connection.
- More emphasis must be placed on the financial part of the comprehensive plan.
- The infrastructure to support sprawl is very expensive. Density should be increased in the city.
- Suburban development is not adaptable like downtown. It is difficult to revitalize suburban areas.
- What can be done to incentivize behavior change? The plan can be enforced better through incentives.
- Revamping our water use planning is crucial.

**TABLE #4: November 14, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Overall positive response regarding Raleigh being a great place for people who are just starting out.
- Infrastructure- ill equipped for growth issues that are going on. Basic services Raleigh is faltering, school systems, water supply.
- Better communications between various city departments
- Developers should plan for support for parks and schools.
- No consistency, there is either extreme urban sprawl or some great maintained green spaces
- More walkable green spaces in North Raleigh would be a plus.
- Business density appears to be more national entries vs. local businesses. Our resources are going into the pockets of out of state corporations.
- More infill development downtown.
- Improvement in putting some development into Southeast Raleigh. Housing for low income residents to replace public housing or low income housing that is being demolished.
- More diversity is needed for mixed income (affordable housing) throughout Raleigh so that there are not so many communities that are designed for the privileged.
- The low income seem to be the one that have to travel farther to work and other places from their homes, but are the least likely to be able to afford to pay for the fuel necessary for the required travel vs. the high income people living in communities that are more easily accessible for work, leisure, etc.
- There is a sense of (class) segregation within Raleigh, not enough interaction between different cultures and diverse populations.
- City within a park image appears to be disappearing at a rapid rate. (How do we recapture that image?)
- Where is density appropriate?
- Being able to get anywhere within the city by walking or public transportation vs. having to own a vehicle and drive. The community would have more of a feeling of connectiveness.
- Where are the other stakeholders that are more diverse? How do we engage them and bring them to the table for discussion regarding the comprehensive plan. The participants seem to be from similar backgrounds culturally and economically.
- Walkable areas vs. safety concerns (How do you insure a sense of safety for people in a mixed use area?)
- How are these mixed use options going to be funded? Development patterns must change

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- More innovative, creative, and cultural activities (outlets) are needed in Raleigh. Affordable activities are needed.
- How do you become a destination city? Corporate donations seem to be a necessity to create a certain type of destination city. Raleigh does not have a lot of Fortune 500 companies; we seem to have more entrepreneurs than 500 companies.
- Reverse policy making decisions instead of being driven by the developer's vision vs. the community issues & visions.

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Common Investments are a necessity.
- Pressing Challenges
- Energy Conservation, Water conservation, and Preserving Green spaces
- Land Use: How does the plan address land use patterns?
- Inadequate Transit Systems
- Disconnected Pods vs. a sense of connectivity for communications
- Preserve Natural Assets (Resources) Environment
- Transportation Issues
- Infrastructure
- Development seems to be special interest driven
- Short term financial interests
- Diversity is absolutely necessary, encouraging new comers to assimilate by making it an advantageous goal.
- Assimilation through diversity
- Stronger communications between communities and developers to create a viable and win/win partnership
- Predictability & Accountability regarding developers
- Partnership is a key issue
- Chamber of Commerce and similar agencies should be more actively involved in quality of life issues.

**TABLE #4: November 15, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- The City within a park is a “stretch.” There should be a focus on preserving open space.
- There is no mention of historic preservation and there should be.
- Disagreement with the first paragraph – Growth is not what is threatening the city. Stronger leadership is necessary.
- Agreement with the first paragraph – Air quality in Raleigh is poor. There are multiple threats that must be addressed.
- State owns a lot of downtown land and uses too many resources for what it contributes.
- Last sentence is a good summation of Raleigh’s strengths. It’s very positive.
- “State of Raleigh” should start with the positives.
- Attitudes toward public transportation system need to change. Bus system is woefully inadequate.
- We need better leadership in the allocation of resources. North Raleigh is in need of more parks.

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Greenprint Raleigh is the most important. Principles of environmental sustainability must stay at the forefront.

- The vision is inspiring. Focus on sustainability is important.
- Innovation, education, creativity is most important. If that is fostered, all else will fall into place.
- Leadership should be added to the innovation, education and creativity section.
- Balanced growth is most important.
- Equity economically is important. Employment needs of all people must be considered.
- Emphasis on historic preservation should be added.
- Historic preservation should be balanced with reuse of land.
- Can not forget to balance economic development with the rights and needs of property owners. This should be incorporated into the balanced growth section. Concerned that “phased” development will become “stopped” development.
- Rights of people that own small parcels of property should be treated the same as those that own large parcels of land.
- City should build parks for passive use as well as active use. Park land can be used to protect open space and wildlife while maintaining ecosystems.
- Leadership is important in preserving open space and ecosystems in the city.
- Sustainability and balanced growth are interconnected and can be considered the same thing.
- Regarding the first bullet point of the vision statement: Economic prosperity should not necessarily be the first priority. “First and foremost” should perhaps be removed.
- Some believe that the second and third bullet point flow from the first point and that there should be no changes made.

## **What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Would like plan to focus on improving regional mass transportation.
- Public transportation system should be realistic. Raleigh not close to density necessary to support public transportation (particularly light rail).
- A focus on fixing the present transit system is important.
- Public transportation service for people not economically well off needs to be improved.
- Public transportation is an important part of the answer to reducing greenhouse gas emissions.
- Adding bike lanes to present roads should be considered.
- Air and water quality is the most important issue in Raleigh.
- Adequate resources must be spread throughout the city. Policies should consider all areas of the city.
- Comprehensive plan should make bold statements regarding higher density and infill.
- Plan should identify areas where higher density and infill should be placed. Public support will be easier to gain if identified in the plan.

*Participants asked to summarize the most important issue to be addressed in comprehensive plan in 1 or 2 words:*

- Infrastructure
- Transit
- Balanced growth

- Maintaining communities
- Sustainability
- Balanced growth
- Open space
- Balanced growth
- Balanced growth
- Environment
- Property rights

**TABLE #5: November 13, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- skepticism about sustainability component
- Transportation issues important based on higher VMT here
- Travel times increasing and transportation affordability issues occurring
- Sprawling pattern of development contributes to mobility issues
- Employment center development should foster transit opportunities
- All transportation modes need improvements-walking, bicycling, transit
- Reclaiming/reusing water should be encouraged further
- Incentives/rate structure revisions needed to encourage water conservation (always – not just when drought conditions)
- Increased density patterns need to be balanced with open space/tree preservation needs
- Crime issues/affordable housing will need focus in future
- Need sustainable/economically vital future for all areas/all people
- More affordable housing incentives needed for low and moderate income persons
- Need to address accommodations (housing) for all economic levels both downtown and elsewhere in the city- Very important
- Historic preservation / cultural resources important also

*Add to vision statement:*

- Raleigh needs to further encourage and enhance diversity
- Support for arts and culture
- Be a safe city to live in by addressing crime
- Raleigh needs to foster/develop a “unique” identity that sets it apart from other areas – identity maybe trees, Capital City, historic character (preserve small scale buildings), or something else
- Challenge leadership of city to get ahead of future growth challenges(roads, water, tree preservation) now

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Need to set main goal of where Raleigh wants to be in 20 years; be bold and measure how you are attaining goal. Need incentives, leadership, economic balance considerations if set goal “to be Green” or “to be Arts City”
- Related to balanced growth theme - need to encourage and support independently owned businesses
- Related to balanced growth theme - need to encourage nodes as focus of growth

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Components of all the themes important
- Moving businesses downtown
- Planning for infrastructure
- Maintaining quality of life – balancing new development with historic character
- Infill development that respects historic character
- Arts!
- Economic opportunity for all
- Transit
- Sustainable community
- Preserving quality of life
- Infrastructure – roads and water
- Strong, proactive leadership
- Leadership without total City control
- Affordable housing downtown Infrastructure (again)

**TABLE #5: November 14, 2007**

*Initial Impressions:*

- California different, expansion is all over here
- Income Disparity
- NO ATLANTA! But our zoning, etc. is going down that path
- Water – do not have enormous water resources
- Mass Transit – Missed opportunities since 1960 when IBM came in. Europe, we don’t have the density, more simple in Europe and places like Toronto. Sprawl still exists in Toronto even though transit is abundant. IS transit really the answer? Instead of focusing on downtown lets look at other centers (i.e. Brier Creek, TTC). These should be a factor. Environmentally friendly transit to link these.
- DIVERSITY
  - How can we reach many ethnicities? Cultural Differences
  - How does the built environment encompass this?
  - Housing Prices within the Beltline? These houses are being bought by a certain class. How can we diversify housing stock?

- AFFORDABILITY AND DIVERSITY

- Once an area is designated “historic” the real estate values increase. There are implications of his historic designation – does this remove this housing stock form affordable?

- NEW PEOPLE – HOW DO THEY ACCESS RALEIGH?

- How do we know about the city, amenities, etc. and point people to affordable housing, arts, culture, RHDC, etc. We need to provide this info to Raleigh Citizens

- PROTECT NEIGHBORHOODS

- Infill Standards, Affordability

- Annexation of 1 acre lots – As property is brought into the city Wake County zoning is R-30 – 30,000 sq ft lot minimum, 1.3 homes THEN, Raleigh automatically rezones to R-4! Then this is susceptible to infill Need to be concerned about our neighborhoods.

- CHARACTER OF NEIGHBORHOODS

- Taxes forced out of homes – unaffordable – protect neighborhoods – maintain choice

- RALEIGH DOWNTOWN INCENTIVES

- Changing ordinance to incentivize more downtown – more sustainability – density bonuses... Affordable Housing Third Tier Downtown Incentives, who ever makes it to the third tier??? It's silly. Prioritize affordable housing, re-prioritize – this means affordable to everybody, not just “poor” folks!

- WATER

- People are drilling their own wells!! Can we curb these wells from being drilled?

- ROADS

- Bonds, bonds, are being passed – but this takes a lot of time. What IS this process? Can we make it better? Delay causes prices to increase – transportation budget is never truly fulfilled – projects have been on the books forever – unrealistic. Developer should put his own sewer and water in.

- GET A TIGHTER REIGN AS FAR AS CIP IS CONCERNED

- How has the city been handling this huge influx of newcomers?

- TRANSPORTATION

- Solutions that amplify what we already have like buses and bus stops are not accommodating. ...Sidewalk? ...Bike lanes? Need to be able to walk to the bus station! How do you walk to the bus station with out sidewalks?

- RIDE THE BUS

- Not necessarily the “stereotypical” people ride the bus. It’s for everybody! Make it present for everyone!

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Should we add to this Sheet? ...Greater detail on any of these items?
- PRESERVATION IS NOT ON THIS SHEET!
- AFFORDABILITY
- Compare Raleigh to places like Austin, Charlotte, well, we’re a region so to concentrate on us as a region is hugely important
- The State needs to get involved
- Inner city issues first
- Raleigh is pretty diverse. With new cultures come new demands and interest, etc. How do we look ahead and incorporate these cultures – inclusiveness – Raleigh’s Ethnic Festival/International Festival should be part of the new Convention Center Opening next year
- Shouldn’t “label” neighborhoods as “poor” or other ways – need to challenge developers all over Raleigh
- Multifamily housing - Dropping 172 homes into these farm areas!! Grouped or controlled change. Identify the property/properties and assemble this property!
- SUBDIVISION REGULATIONS: Require more acreage before dropping in subdivisions! Raleigh looks like patchwork quilt with these drop-in subdivisions. Larger lots...larger assemblages...? But the market gets “monkeyed” with – Inclusionary Zoning -

What do we want Raleigh to look like in 2030?

- You don’t have to live in a single family house. Density, use transportation if this exists, change how we see living in the future.
- DECREASE EXPANSION AND SPRAWL
- GOVERNMENT INVOLVEMENT : Not just market legislation can make it happen – developers will do what they are told!!! They’ll make it work however they can.
- Multi story buildings vs. the single family McMansions – SFD folks don’t want multi-family next door! People move here for the space though, for the SFD, but people want to reduce drive times, etc.
- Not a strong sense of place here in Raleigh. People move here to have a yard, etc. Everything looks the same...outside of the city it looks like everything else in the US. Why do people come here? Why WILL they come?
- STRONG NATURAL FEATURE (i.e. river, lake, etc)

- What we have is a built environment – built urban environment – we need to focus on that as our “Natural Feature”
- DIX - CENTRAL PARK
- COMMUNITY INVOLVEMENT
- Survey educational attainment at this table...it doesn't seem like there is much minority at this table. HOW can we get this minority involved in this Comp Plan Process?
- Community Center, Church, and Schools...Raleigh needs to work with the County Transport, use of fuel/busing kids to schools – you lose all sense of neighborhood and community – CAN'T BUILD A SENSE OF COMMUNITY BY TAKING AWAY THE PROXIMITY AND CLOSENESS OF SCHOOLS – change the way we're handling the school system

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Balanced Growth
- Sustainable Growth
- ... 3 Themes Overlap?
- Sustainable growth
- Business Friendly Environment
- Balanced Growth is “reactive” and sustainability is more “proactive”
- They're all interwoven/interdependent.
- RTP – the success of the park gives us our image
- Regional “ISM” – Raleigh can be the leader in this “regionalism”
- How does this relate to Raleigh? It seems standard or “canned” like every city – how is it specific to Raleigh? ...State Capital? ...Dix? ...Universities? ...Greenways? ...“Capital City”? ...“Raleigh Durham”?
- We value transportation, quality of life, jobs within a close radius, easier access for people to get to places – plug these things in to the vision?
- To come up with a more powerful vision statement
- Emphasize pedestrian/ park and walk/walking
- What is a vision? ...The big idea?
- Human Comfort – how can this be a part of how we grow? Relate human comfort to all of this
- Opportunity/Equity
- ALL Raleigh residents – how can we afford? How to provide?
- EQUITY: Government is more actively involved as achieving goals – green code 10% of all downtown homes are affordable - NEED MANDATES
- We WANT too much – get involved in community groups, get out of your house, Homeowner's Association Social – learn from each other – Do it yourself...
- Community Building
- Define what DESTINATION Raleigh is going to be! “City of Oaks” isn't really defining.

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Unified Voice/Establish identity
- Human Transportation
- Infrastructure
- Socioeconomic Innovation (i.e. Southeast blend with downtown)
- Transportation/ Limiting Sprawl
- Smart Growth
- Transportation
- Sprawl/Sustainability BUT, immediately, Water is the biggest challenge
- Water
- Growth
- Transportation/sustainable growth (North Raleigh needs to find out where downtown id and vice/versa)
- Sameness/Uniformity – don't be like very other place
- Distinctive Communities/Connectivity/transportation/physical activity/ sidewalks
- Smart Growth
- Sustainability
- Fiscal responsibility/Paying for all this

**TABLE #5: November 15, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Noticed the absence of crime rates, aging rates, and diversity statistics in presentation. Income information tells a limited story.
- Stormwater issues need to be addressed by upgrading our system – add to presentation.
- Struck by commute miles in Raleigh as compared to other regions.
- Impressed by the city's ability to plan for the long-term even while in the midst of an immediate water crisis.
- Concern over equity and tensions created by immigration
- Concern over sustainability – we have the immediate water crisis but we could be in a similar situation with petroleum – this has impacts on our food supply and everything else – we need to be mindful that our reality could change – those who are disadvantaged today will be 'steamrolled' – we must move toward a less auto-oriented lifestyle.
- For the Vision Statement – reverse the order so that it follows this order: 1) Community, 2) Sustainability, and 3) Economy
- Define 'development' in vision statement or in supporting info
- Likes the vision statement but would like to see some mention of water quality and quantity
- Pan handling, jaywalking, graffiti, etc. – the small things that make bigger problems more likely need to be better enforced not only by our police department but also by our residents – pride in community
- Use "prosperity" in a more holistic way – many things can make a community prosperous (clean env't, strong sense of community, etc.)
- "Quality of Life" – social, env'tal, economic – should be neighborliness for the entire community

- Couple the phrase “First & foremost” with “sustainable development” and incorporate “sustainable” with all mentions of “development”
- Vision – has trouble valuing development -- she values community, sustainability and protecting things we love about Raleigh – prosperity is something we have but it doesn’t belong in the ‘first and foremost’ location.
- A city should be a place to work, live, and raise families.
- Define “development” – “maturation”? “change”?
- Essence of Raleigh – prosperity is not the essence of Raleigh – community and taking care of one another and taking care of env’t is.
- We are fortunate to live in Raleigh where we have many types of faith, good colleges, many educated residents – many factors and much diversity – good economic prosperity is not a bad thing b/c we can help and reach out b/c of it – we must use our prosperity to give back – many cities do not have this resource to help others (e.g. Detroit)
- In areas where growth halts, capitalism means that we must either grow/prosper or stagnate/die. Dev’t is part of this or else you become stagnate
- Qualification needed in vision statement – include the importance of smaller-scale, locally-based businesses (e.g. this makes Portland more sustainable, relying less on transport, etc.). This is the economy of tomorrow – thriving locally-contained business

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Green city – we currently do not implement much in terms of new technology (wind, solar, etc.) and our city structure forces us to drive everywhere. Transportation is key and we currently make too many unnecessary trips. We also have many unseen threats (e.g. honey bee shortage).
- Need better transportation
- We need to have a land use element to the plan – good, convenient places to visit from home for dining, shopping; we have to travel too far for these things – we need to make mixed-use easier.
- One person looked into using the bus to commute to work but a 15 minute car trip would become a 3 hour trip by bus. We need convenient transit options and infrastructures need to be built around transit.
- We need transportation/transit-oriented public meeting similar to these comp plan meetings
- Astonished by how unbikable Raleigh is – it is too dangerous. No bike lanes and paving machines cut the asphalt short of the gutter, making the surface uneven and unsafe for cyclists to ride on the right side of the right-hand lane.
- Poor walkability – dangerous to cross street in retail areas (e.g. Wake Forest Road, Capital Blvd.)
- Complaint about fast, uncontrolled growth and limited transportation options – do we need to control our growth? Cary may have had the right idea for a while by limiting growth (water, transportation, education, etc –stop growth? Stick with it?)
- It is too easy to amend or work around current planning that is in place – Raleigh makes it too easy to rezone, redo, etc. – we need to make it more difficult to work around the new plan

- A builder/developer said that she followed the plan to a “T” when she developed a high-quality, walkable, bikable, transit-friendly, mixed-use development adjacent to park land which was priced below \$200K but the units were slow to sell. She is supportive of mixed-use development but needs the units to sell
- Encouragement and promotion of green technologies – subsidies from gov’t? truly make a commitment using our high tech resources through partnerships with universities and tech industry
- Innovation – people do not think Raleigh is very progressive – this may explain why universities do not reach out to us
- Service shift in economy – increase of low-wage jobs – affordability of housing decreases, we want to pay as little as possible for things (Wal Mart) but this pushes the lower wages even lower, pushing enhanced public transportation out – jobs are going overseas which does not help those who lost work find affordable housing (or a new job).
- Access to housing in downtown Raleigh – we need things within walking distance (e.g. grocery store, etc. )
- Crime – concern over big, empty places that back up to woodland – we need a plan that prioritizes infill in order to fill in vacant areas inside urban areas
- Silt fences – hasn’t seen a single one that works – we must enforce sound silt fence design, installation, and upkeep on all development projects
- Environmental Assessments (EA) – No local monitoring – makes enforcement of this requirement of certain projects impossible.
- Building/Development is hard work – this developer has become a more concerned citizen b/c she takes the time to place complaints. She sees Raleigh enforcing MANY things but says that we all must be a part of getting things enforced. It seems like many people do not care. The phone number for City Departments is online and easy to find!!
- Parks and Recreation / Green Spaces – families with kids have no place to play oftentimes – obesity is a problem but without a place to play or ride a bike, it is getting worse
- We must adjust our expectations of a perfect home from the single family detached model to a more infill environment with higher densities
- We must preserve or create new green spaces through the infill process (help stormwater problems and provide a place for recreation)
- Soccer fields (and all playfields) are at a premium – soccer fields are monopolized by youth leagues and there is no place for the middle age group of teenagers and adults to place soccer
- What world city is serving as our model city? Suggests Barcelona, Spain to be our inspiration b/c they use their space wisely making the city both functional and inspired
- Other model city ideas: Seattle or Austin
- How about developing green jobs for troubled youth and released inmates? In Oakland, CA, the EllaBakerCenter for Human Rights has set up this program – see <http://ellabakercenter.org> for details: “The path to peaceful streets and true community safety is not more prisons, but ecologically sound economic development”.
- Make existing areas more walkable and bikeable
- Develop close-knit neighborhoods where ‘street-wise electric golfcarts’ could be used for errands

- The City should create a permanent space [salon-like] where diverse people can come together in a forum-like atmosphere in order to create/maintain the reality of a sustainable City
- Increase enforcement of city code and policies to increase overall quality of Raleigh (e.g. environmental like silt fencing)
- Most important themes of Draft Vision:
- efficiency (sustainability), economy (of scale), multi-modal transportation options, mixed-use development

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- Balanced growth – vibrant, locally-based economy (e.g. community-supported agriculture) or help local farmers with some type of subsidies
- Define ‘balanced’ in balanced growth statements
- A vision for a mature growth pattern where things are conserved – the infinite resources mentality needs to go
- Regulation vs. profitability of free market – balance these and be mindful of capacity for sustainable growth
- The existing themes are not inclusive of our lower-income residents – it needs to acknowledge that we can not leave them behind
- Main challenges (ea. group member chose 1 or 2 things):
  - Transportation
  - Water resources
  - Water resources
  - Environment
  - Water resources
  - Water resources
  - Smart Growth
  - Transportation, Water resources
  - Water resources
  - Transportation, Water resources
  - Transportation
  - Smart Growth
  - Transportation, Water resources
  - Live within limits of our ecosystem

**TABLE #6: November 13, 2007**

**Do you agree with the description of the state of Raleigh today, positive and negative?**

- Neg – commuting - time
- Mix of rental/owners - need to work to clean up neighborhoods – increase landlord accountability
- Incorporation of new areas – need to maintain existing areas as well – there’s an inequality of services for older areas i.e. streets

- Loosing distinctive neighborhoods – need to fill in with architecturally compatible buildings for neighborhood
- Focus on maintaining the look of Raleigh
- Education –
  - School districts – issues yr. rd, reassignments, long bus rides etc.
  - no consistency in Wake County
  - County vs. city schools
  - Quality of teachers, availability of resources
  - Need to cooperate with other municipalities
- Water supply – encourage others to grow well
- Density – traffic, growth issues, growth has expanded out
- consequence – not dense
- need to bring density into downtown
- need to clean up main arteries i.e. Capital blvd
- process – skepticism – in the process – but useful at staff level
- downtown is making progress – attack street by street – bring in retail – rent is too high for retailers – bring in a supermarket

**Which of the three vision themes of the draft vision do you support the most or feel is most important? Why? What would you add?**

- Balanced growth – can encompass the other two – creates a community
- what is actually happening now with old plans
  - i.e. hillsborough streetscapes – 10-15 yrs old
  - need more input from university
  - hillsborough st. is dangerous-would be nice if more like franklin-needs to be more friendly-panhandlers
  - hills. – police enforcement of traffic laws
- need buy in from community, businesses, developer
- need follow through - back it up politically
- help small businesses not only big businesses – to update facades, etc. – offer incentives
- what about displacement
- Opportunity and equity for all Raleigh residents
- subdivisions need to connect – mini cities currently exist

**What is the most pressing challenge that you would like to see the Comprehensive Plan address?**

- GROWTH –
- Balance – what is Raleigh willing to sacrifice? Density, revitalization – referendum, sales tax, property tax. Find out what the community wants – ask them
- Traffic: I-40 – congestion – unpredictable – relative –
- ‘We saw it coming’ – need for mass transit, Light rail – not enough density – ‘build it and they will come’ – bus system to light rail
- Follow through with the plan
- Momentum needs to continue!! Need walkable streets, retail
- Think globally and act locally
- Be aware of what others are doing
- what’s outside of Raleigh i.e. RTP
- Water – conservation – plan properly
  - Cary – yr rd
  - Growth and water capacity
- Need Adequate public facilities